



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda Planning and Zoning Commission Workshop

*The City Council may or may not attend the Planning & Zoning
Commission Regular Meeting.*

Thursday, August 21, 2014

6:00 PM

City Hall Council Chambers

1. Call the meeting to order.
2. Discussion of consent and regular agenda items.
3. **14-630** Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (J. Schubert)

Attachments: [2014 P&Z Plan of Work](#)
4. Discussion of new development applications submitted to the City.
New Development Link: www.cstx.gov/newdev
5. **14-623** Presentation, possible action, and discussion regarding Parliamentary Procedure. (Sherry Mashburn)

Attachments: [Parliamentary Procedures for Boards](#)
6. **14-627** Discussion regarding potential Planning & Zoning Commissioner attendance at the annual Texas APA Conference on October 15-18, 2014.
7. **14-631** Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
* Monday, August 25, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:30 p.m. and Regular 7:00 p.m. (Liaison - Ross)
* Thursday, September 4, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.
8. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks/Planning & Zoning Subcommittee, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.
9. Discussion and possible action on future agenda items - A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

10. Adjourn.

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

Notice is hereby given that a Workshop Meeting of the Planning & Zoning Commission of the City of College Station, Texas will be held on _____ at _____ at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subject will be discussed to wit: See Agenda

Posted this __ day of _____ 2014

City Secretary

I, undersigned, do hereby certify that the above Notice of Meeting of the Governing Body of the City of College Station, Texas is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on _____ at _____ and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764 3517 or (TDD) 1 800 735 2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 14-630 **Version:** 1 **Name:** 2014 P&Z Plan of Work update
Type: Updates **Status:** Agenda Ready
File created: 8/14/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: **Final action:**

Title: Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (J. Schubert)

Sponsors:

Indexes:

Code sections:

Attachments: [2014 P&Z Plan of Work](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (**J. Schubert**)

2014 Planning & Zoning Commission Plan of Work

Comprehensive Plan Implementation

Implementation of Adopted Plans	
<p>Summary:</p> <p>Implementation of adopted master plans and neighborhood, district, and corridor plans, namely: Central College Station, Eastgate, Southside Area, Wellborn Community, and South Knoll Area neighborhood plans, and Bicycle, Pedestrian & Greenways, Parks and Recreation, Water, Waste Water, Medical District, and Economic Development master plans.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion: On-going

Five-Year Comprehensive Plan Report	
<p>Summary:</p> <p>As called for in the Comprehensive Plan, complete a five-year evaluation and appraisal report to assess existing Plan and its success in achieving the community's goals.</p>	<p>Project Dates:</p> <p>7/16/14: Joint subcommittee meeting. 8/22/14: Joint subcommittee meeting. 9/18/14: Report presented to P&Z. 9/22/14: Report presented to Council.</p>
Staff Assigned: J. Prochazka	Anticipated Completion: September 2014

Five-Year Comprehensive Plan Report Implementation	
<p>Summary:</p> <p>Begin implementation of items and tasks identified in the Five-Year Comprehensive Plan Report.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion: September 2014

Multi-Family & Mixed Use Zoning Districts	
<p>Summary:</p> <p>Create and adopt new zoning districts for Urban and Urban Mixed Use designations to implement these future land use and character designations identified in the Comprehensive Plan.</p>	<p>Project Dates:</p>
Staff Assigned: J. Prochazka	Anticipated Completion: Summer 2014

Walton Drive Commercial Overlay	
<p>Summary:</p> <p>Create and adopt a zoning overlay to address parking and other non-conformities for the commercial area at Walton Drive and Texas Avenue as identified in the Eastgate Neighborhood Plan.</p>	<p>Project Dates:</p> <p>12/11/13: Stakeholder meeting with property owners to introduce possible overlay concept. 5/15/14: Presentation at P&Z Workshop.</p>
Staff Assigned: J. Schubert	Anticipated Completion: Fall 2014

Wellborn Zoning Districts	
<p>Summary:</p> <p>Create and adopt new or modified zoning districts as identified in the Wellborn Community Plan.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion: Fall 2014

Research and Education

College Station Population	
<p>Summary:</p> <p>Overview of College Station's current population estimate and report on implications of exceeding the 100,000 mark.</p>	<p>Project Dates:</p> <p>5/1/14: Presentation at P&Z Workshop.</p>
Staff Assigned: M. Hester	Item Completed: May 2014

Easterwood Airport Master Plan	
<p>Summary:</p> <p>Report on Easterwood Airport Master Plan and consideration of potential implications of any future plans for expansion.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Non-Residential Architecture Standards	
<p>Summary:</p> <p>Review existing standards to evaluate if updates are needed to reflect current practices and allow more flexibility in design.</p>	<p>Project Dates:</p> <p>6/19/14: Presentation at P&Z Workshop. 7/17/14: Discussion of proposed amendment review at P&Z Workshop.</p>
Staff Assigned: Jason Schubert	Anticipated Completion: Early 2015

Planning & Development Services Organizational Review Implementation	
<p>Summary:</p> <p>Continue implementation of the review by completing identified policy discussions, ordinance revisions, and process and service improvements.</p>	<p>Project Dates:</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Recently-Adopted Zoning Districts	
<p>Summary:</p> <p>Overview of the recently adopted zoning districts.</p>	<p>Project Dates:</p> <p>4/17/14: Presentation at P&Z Workshop.</p>
Staff Assigned: T. Rogers	Item Completed: April 2014

Review of Adopted Plans	
<p>Summary:</p> <p>This item includes after action review of Northgate, BioCorridor, and Medical Districts, update on Water/Wastewater Master Plan, and update on implementation of adopted neighborhood and small area plans.</p>	<p>Project Dates:</p> <p>6/5/14: Tour during P&Z Workshop to include sites in Northgate, BioCorridor, and Medical District.</p>
Staff Assigned: P&DS Staff	Anticipated Completion:

Sign Regulations	
Summary: Evaluate sign regulations related to electronic message boards.	Project Dates: 5/12/14: Presentation at Council Workshop to receive direction from Council. 7/3/14: P&Z unanimously recommended approval of proposed sign ordinance. 7/24/14: Council adopted proposed ordinance.
Staff Assigned: M. Hester/J. Schubert	Item Completed: July 2014

Transportation Planning	
Summary: Update regarding Metropolitan Planning Organization (MPO) transportation planning initiatives.	Project Dates: 11/6/14: Presentation in P&Z Workshop.
Staff Assigned: D. Singh	Anticipated Completion:



Legislation Details (With Text)

File #: 14-623 **Version:** 1 **Name:** Parliamentary Procedures
Type: Presentation **Status:** Agenda Ready
File created: 8/12/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 8/21/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding Parliamentary Procedure. (Sherry Mashburn)
Sponsors:
Indexes:
Code sections:
Attachments: [Parliamentary Procedures for Boards](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding an overview of parliamentary procedure.
(Sherry Mashburn)

**PARLIAMENTARY PROCEDURES –
BEING AWARE OF THE KEY RULES**



Presented by

**Sherry Mashburn, TRMC, MMC
City Secretary
City of College Station**

PARLIAMENTARY TERMS

AGENDA: an outlined plan of an entire business session; an order of business.

ACCEPT: adopt, approve, agree to.

ADOPT: approve, agree to, accept.

AMEND: modify or change the wording of a motion before action is taken upon the motion itself.

ANNOUNCING THE VOTE: declaration by the chair of the result of the vote.

ASSEMBLY: a body of people assembled for the transaction of business.

ARE YOU READY FOR THE QUESTION: debate (discussion) is in order.

BYLAWS: basic rules of a society which relate to itself as an organization.

CARRIED: adopted, approved.

CHAIR: the presiding officer; the place or station of the presiding officer.

DIVISION OF THE ASSEMBLY: a motion requiring that a vote taken by voice or by show of hands be retaken by rising.

EX OFFICIO: "from the office" or by virtue of the office or chairmanship. Bylaws frequently provide that the president shall be an ex-officio member of all committees except the nominating committee.

FLOOR, OBTAIN THE: securing recognition by the chair as having the right to speak in a meeting.

GENERAL CONSENT: unanimous consent; informal agreement of the assembly. The chair asks if there is any objection to a certain procedure; *silence gives consent*.

GERMANE: closely related; of the same subject matter. Example: an amendment must be germane to the motion to which it is applied.

IMMEDIATELY PENDING QUESTION: the latest question (motion) stated by the chair when more than one question is pending.

INCIDENTAL MOTIONS: motions which deal with questions of procedure arising out of other motions or items of business.

MAIN MOTION: A motion that introduces business to an assembly.

MAJORITY VOTE: over half of the votes *cast*.

MEETING: a single gathering of persons or members of an organization, usually for the purpose of transacting business. See *Session*.

MINUTES: the record of the proceedings of an assembly. Sometimes referred to as the *journal*.

MOTION: a formal proposal that certain action be taken, or that a certain statement express the sense, opinion, desire, or will of the assembly.

PARLIAMENTARY LAW: a consistent system of rules which govern procedure in all deliberative assemblies; founded upon certain fundamental principles originated in the unwritten customs of the House of Parliament in England; first compiled for use in this country by Thomas Jefferson, whose manual has been the foundation for rules used in the United States House of Representatives and Senate.

PENDING: before the assembly. A motion is "pending" after it has been stated by the chair and until it is disposed of temporarily or permanently.

PLURALITY VOTE: the largest number of votes received by a candidate or proposition when three or more choices are possible. A plurality vote never decides a question or election except by specific rule of the organization.

PRECEDENCE, TAKES: outranks; used in reference to the order in which motions can be introduced and must be considered by the assembly.

PREVIOUS NOTICE: announcement that a specific motion will be introduced at the next meeting; substance of the proposal should be described at least briefly; unless specified otherwise in the bylaws, must be made at the preceding meeting or included in the call of the meeting at which it is to be brought up.

PRIVILEGED MOTIONS: a class of motions which, although they are not directly concerned with the business before the assembly, are of such immediate importance that they have the privilege of interrupting the consideration of anything else. All motions of this class are *not debatable*.

PRO TEM: for the time being; most frequently applies to the office of secretary.

PUTTING THE QUESTION: putting the motion to a vote.

QUESTION: the business before the assembly; the motion as stated by the chair. (See "motion.")

QUORUM: the number of members who must be present in order that business can be transacted legally. The quorum is a majority of all members unless bylaws or rules of procedure state otherwise.

RECESS: an intermission taken by the assembly.

RESOLUTION: a main motion usually of such importance and length as to be written; may or may not have a preamble setting forth the reasons for the resolution.

REVISION OF THE BYLAWS: a complete set of bylaws submitted as a substitute for existing bylaws.

RONR: acronym for *Robert's Rules of Order Newly Revised*.

SECONDARY MOTIONS: motions which can be made while a main motion is pending and which relate to business already before the assembly, to questions of order or procedure, or to matters of comfort or privilege. There are three classes of secondary motions: subsidiary, privileged, and incidental.

SECONDING MOTIONS: agreeing that a motion should come before a meeting.

SESSION: a meeting or a series of meetings with a single order of business, agenda, or program.

STANDING RULES: regulations for the guidance of an organization's meetings

STATING THE QUESTION: formally placing a motion before the assembly and indicating (where appropriate) that it is open to debate. Wording of a motion in the minutes should be exactly the same as when *stated* by the chair.

SUBSIDIARY MOTIONS: Motions that assist the assembly in treating or disposing of a main motion (and sometimes other motions).

TWO-THIRDS VOTE: two out of three of the votes *cast*. For two-thirds approval, the affirmative vote is at least twice as large as the negative.

UNFINISHED BUSINESS: questions that have come over from the previous meeting because that meeting adjourned without completing its order of business.

VOTE: a formal expression of the will, opinion, or preference of the members of an assembly in regard to a matter submitted to it.

YIELD: give way to. A pending question yields to one of higher rank.

Basic Principles

1. Parliamentary procedure exists to facilitate the transaction of business and to promote cooperation and harmony.
2. All members have equal rights, privileges and obligations.
 - The majority has the right to decide.
 - The minority has rights which must be protected.
3. A quorum must be present for the group to act.
4. Full and free discussion of every motion considered is a basic right.
5. Only one question at a time can be considered at any given time.
6. Members have the right to know at all times what the immediately pending question is, and to have it restated before a vote is taken.
7. No member can speak until recognized by the chair.
8. No one can speak a second time on the same question as long as another wants to speak a first time.
9. The chair should be strictly impartial.

Ten Commandments of Parliamentary Procedure

1. The organization is paramount as opposed to the individual.
2. All members are equal.
3. A quorum must be present to take legal action.
4. Only one main proposition (motion) can be on the floor at a time
5. Only one member at a time can have the floor.
6. Full debate on all questions (unless parliamentary rules do not allow debate on a question).
7. The issue and not the person is always what is under discussion.
8. A question, once decided, cannot come back before the assembly in the same manner in the same form, except by use of reconsideration.
9. A majority vote decides (unless a greater majority is required by another rule).
10. Silence gives consent.

Making Meetings Work

1. Effective meetings require planning in advance, both on the part of the person who chairs them and of the people who participate.
2. Do not have a meeting unless it is necessary.
3. Don't engage in political game playing or parliamentary maneuvering. Members must commit themselves to the group purpose.
4. Listen to what others at the meeting have to say.
5. Make sure you understand the reason for a meeting and do your homework in accordance with this understanding.
6. Actively engage in the discussion.
7. Recognize that five kinds of knowledge are all needed for a successful meeting participant:
 - Knowledge of the subject matter at hand
 - Knowledge of parliamentary rules of order
 - Knowledge of rhetoric-the power to persuade
 - Knowledge of problem solving and decision making
 - Knowledge of human social-emotional dynamics
8. Be sure the purpose of each meeting, and each item on the agenda, is clear to the members:
 - To share ideas and information only
 - To brief members before action
 - To generate new ideas
 - To make a decision
 - To make a recommendation
9. Be sensitive to the physical, informational, and social needs of others.
10. Suggest committee work when an issue is too big for the group or the group hasn't adequately considered the topic. Demand hard work and good reports from the committee.

Handling a motion.

Three steps by which a motion is brought before the group

1. A member makes a motion.
2. Another member seconds the motion.
3. The chair states the question on the motion.

Three steps in the consideration of a motion

1. The members debate the motion (unless no member claims the floor for that purpose).
2. The chair puts the question to a vote.

A. The chair restates the question.

B. The chair takes the vote:

"All in favor of the motion, say aye."

"Those opposed, say no."

3. The chair announces the result of a vote. A complete announcement should include:

A. Report on the voting itself, stating which side prevailed (and giving the count if a count prevailed).

B. Declaration that the motion is adopted or lost.

C. Statement indicating the effect of the vote or ordering its execution.

D. Where applicable, announcement of the next item of business or stating the question of the next motion that consequently comes up for a vote.

Amending a Main Motion

RONR defines amend as “a motion to modify the wording – and within certain limits the meaning – of a pending motion before the pending motion itself is acted upon.”

Characteristics of amendments:

- Can be applied to any motion having a variable factor
- Is not in order when another has the floor
- Debatable when the main motion is debatable
- Majority vote at all times, even when main motion requires 2/3 vote
- Cannot stand by itself
- Only motion that may be applied to itself (primary and secondary)
- A member may amend his or her own motion
- Chair may be requested to or assist in wording of an amendment
- A member’s vote on the amendment does not obligate their vote on the main motion
- Rejection of motion to amend leaves pending the motion as originally proposed
- The adoption of the amendment does not adopt the main motion

Forms of amendments:

- Insert (add) a word, consecutive words or a paragraph
- Strike out a word, consecutive words or a paragraph
- Strike out and insert a combination of the above
- Substitute (must be germane)

Amendment pitfalls:

- Allowed when another member has the floor
- Debate not confined to pending amendment
- A question already decided
- Tertiary amendments
- Not germane to main motion or primary amendment
- Equivalent to rejection of the main motion
- Dilatory
- New business introduced under the pretext of being an amendment
- Changing one parliamentary motion into another

The term “friendly amendment” is often used to describe an amendment offered by a member who is in sympathy with the purposes of the main motion or believes the amendment will improve the effect of the motion. Whether the maker of the motion “accepts” the friendly amendment or not, it must be opened to debate and voted on formally. **NB: vote on the motion to amend first; if it carries, then vote on the amended motion.**

Rules Governing Debate

The term debate applies to the discussion on the merits of a pending question.

[Note that less formal rules apply to boards and committees. Also, smaller groups may relax the formality of these rules.]

1. A member may not speak until recognized by the chair.
2. A member may speak twice for no longer than ten minutes each time. No member is entitled to speak a second time while any other member wishes to make a first speech.
3. Rights in debate are not transferable. A member cannot yield an unexpired portion of his/her time to another member (the chair controls who speaks) or reserve any portion of time for later.
4. No member may be allowed to speak more than twice to the same question on the same day.
5. Members may not speak against their own motions, but may vote against them. (This does not apply to the member who seconded the motion: they may speak against the motion, as well as vote against it).
6. Proper decorum in debate must be observed:
 - Remarks must be germane to the question before the group.
 - Speakers should speak loudly and clearly.
 - Speakers should refrain from attacking another member's motives.
 - Remarks should be addressed through the chair. Members may not speak directly to each other.
 - Thomas Jefferson's advice is still good: "No one is to disturb another in his speech by hissing, coughing, spitting, speaking or whispering to another, etc."
 - Reading from books and reports is only allowed with permission of the assembly.
 - No member may comment adversely on any prior act of the assembly that is not pending.

Frequent Things You Want to Do

Objective	Appropriate motion
Present an idea for consideration or action	Main motion or Resolution; Consider subject informally
Improve a pending motion	Amend; Division of the question
Regulate or cut-off debate	Limit or extend debate; Previous question (vote immediately)
Delay a decision	Refer to committee; Postpone definitely ; Postpone indefinitely (kills motion)
Suppress a proposal	Object to consideration; Postpone indefinitely; Withdraw a motion
Meet an emergency	Question of privilege; Suspend rules; Lay on the table
Gain information on a pending motion	Parliamentary inquiry; Request for information; Question of privilege; Request to ask member a question
Question the decision of the chair	Point of order; Appeal from decision of chair
Enforce rights and privileges	Division of assembly; Division of question; Parliamentary inquiry; Point of order; Appeal from decision of chair
Consider a question again	Resume consideration; Reconsider; Rescind
Change an action already taken	Reconsider; Rescind; Amend motion previously adopted
Terminate a meeting	Adjourn; Recess

This table was based on a table in Alice Sturgis's *The Standard Code of Parliamentary Procedure* (3rd edition), but modified for motions in *Robert's Rules of Order Newly Revised*.

Basic Information On Motions

RANKING MOTIONS

These motions are listed in order of rank. When any one of these motions is immediately pending, those above it are in order and those below are not in order.

PRINCIPAL CHARACTERISTICS

	Second Required	Can Be Debated	Can Be Amended	Vote Required	Can Be Reconsidered	Can Interrupt
PRIVILEGED MOTIONS						
13. Fix Time to Which to Adjourn.....	yes	no	yes	maj	yes	no
12. Adjourn.....	yes	no	no	maj	no	no
11. Recess	yes	no	yes	maj	no	no
10. Raise a Question of Privilege.....	no	no	no	X*	no	yes
9. Call for the Orders of the Day.....	no	no	no	X*	no	yes
SUBSIDIARY MOTIONS						
8. Lay on the Table	yes	no	no	maj	no	no
7. Previous Question (to close debate)	yes	no	no	2/3	yes*	no
6. Limit or Extend Limits of Debate	yes	no	yes	2/3	yes*	no
5. Postpone to a Certain Time.....	yes	yes	yes	maj	yes	no
4. Commit (or Refer)	yes	yes	yes	maj	yes*	no
3. Amend	yes	=	yes*	maj	yes	no
2. Postpone Indefinitely	yes	yes	no	maj	+	no
1. MAIN MOTION	yes	yes	yes	maj*	yes	no

NON-RANKING MOTIONS

Whether these motions are in order depends upon the business already under consideration and what purpose they may serve when introduced.

INCIDENTAL MOTIONS

Appeal.....	yes	*	no	maj	yes	yes
Close Nominations or the Polls.....	yes	no	yes	2/3	no	no
Consider by Paragraph or Seriatim	yes	no	yes	maj	no	no
Division of the Assembly.....	no	no	no	no	no	yes
Division of a Question	yes	no	yes	maj	no	no
Objection to Consideration of a Question	no	no	no	2/3	#	yes*
Parliamentary Inquiry	no	no	no	Chair	no	yes
Point of Order	no	no	no	Chair	no	yes
Reopen Nominations or the Polls.....	yes	no	yes	maj	#	no
Suspend the Rules*.....	yes	no	no	2/3*	no	no
Withdraw a Motion.....	no*	no	no	maj*	#	yes*

MOTIONS THAT BRING A QUESTION AGAIN BEFORE THE ASSEMBLY

Reconsider	yes	=	no	maj	no	no
Rescind	yes	yes	yes	*	#	no
Take from the Table	yes	no	no	maj	no	no

Key to Markings

* - See *Robert's Rules of Order Newly Revised* for special rules.

- Only a negative vote may be reconsidered.

X - Usually no vote taken. Chair responds.

= - Debatable when applied to a debateable motion. See

+ - Only an affirmative vote may be reconsidered.

Robert's Rules of Order Newly Revised.



Legislation Details (With Text)

File #: 14-627 **Version:** 1 **Name:** 2014 TxAPA Conference
Type: Presentation **Status:** Agenda Ready
File created: 8/14/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 8/21/2014 **Final action:**
Title: Discussion regarding potential Planning & Zoning Commissioner attendance at the annual Texas APA Conference on October 15-18, 2014.

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
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Discussion regarding potential Planning & Zoning Commissioner attendance at the annual Texas APA Conference on October 15-18, 2014.



Legislation Details (With Text)

File #: 14-631 **Version:** 1 **Name:**
Type: Updates **Status:** Agenda Ready
File created: 8/15/2014 **In control:** Planning and Zoning Commission Workshop
On agenda: 8/21/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.
* Monday, August 25, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:30 p.m. and Regular 7:00 p.m. (Liaison - Ross)
* Thursday, September 4, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

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Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.

* Monday, August 25, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 5:30 p.m. and Regular 7:00 p.m. (**Liaison - Ross**)

* Thursday, September 4, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.



College Station, TX

City Hall
1101 Texas Ave
College Station, TX 77840

Meeting Agenda Planning and Zoning Commission Regular

*The City Council may or may not attend the Planning & Zoning
Commission Regular Meeting.*

Thursday, August 21, 2014

7:00 PM

Council Chambers

1. Call meeting to order.
2. Pledge of Allegiance.
3. Hear Citizens.

At this time, the Chairman will open the floor to citizens wishing to address the Commission on issues not already scheduled on tonight's agenda. The citizen presentations will be limited to three minutes in order to accommodate everyone who wishes to address the Commission and to allow adequate time for completion of the agenda items. The Commission will receive the information, ask city staff to look into the matter, or will place the matter on a future agenda for discussion. (A recording is made of the meeting; please give your name and address for the record.)

All matters listed under Item 4, Consent Agenda, are considered routine by the Commission and will be enacted by one motion. These items include preliminary plans and final plats, where staff has found compliance with all minimum subdivision regulations. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If any Commissioner desires to discuss an item on the Consent Agenda it will be moved to the Regular Agenda for further consideration.

4. Consent Agenda

- 4.1 14-621** Consideration, possible action, and discussion on Absence Requests from meetings.

* Jodi Warner ~ August 7 & 21, 2014

Attachments: [Absence Request](#)
[Absence Request](#)

- 4.2 14-620** Consideration, possible action, and discussion to approve meeting minutes.

* August 7, 2014 ~ Workshop
* August 7, 2014 ~ Regular

Attachments: [Workshop](#)
 [Regular](#)

- 4.3. 14-626** Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phase 201 consisting of 22 single-family lots on approximately 4.253 acres located at 500 Haynes Lane, generally located near Deacon Drive West between Holleman Drive South and Old Wellborn Road. Case #13-00900123 (J. Cuarón)

Attachments: [Staff Report](#)
 [Application](#)
 [Final Plat](#)

- 4.4 14-625** Presentation, possible action, and discussion regarding a Preliminary Plan for Equinox Subdivision consisting of 120 townhouse lots and 20 single-family lots on approximately 21.842 acres located at 3270 Rock Prairie Road West, more generally located west of the Buena Vida subdivision and south of the Barracks II Subdivision. Case #14-00900164 (J. Schubert)

Attachments: [Staff Report](#)
 [Application](#)
 [Preliminary Plan](#)

Regular Agenda

5. Consideration, possible action, and discussion on items removed from the Consent Agenda by Commission action.

6. **14-628** Presentation, possible action, and discussion regarding a waiver request to Subdivision Regulations Section 8-J 'Blocks' and a presentation, possible action, and discussion regarding a Preliminary Plan for Summit Crossing Subdivision Phase 2B consisting of 34 townhouse lots and one common area on approximately 4.773 acres located at 1742 Lonetree Drive, more generally located north of Harvey Road and east of the Crescent Pointe Subdivision. Case #14-00900155 (J. Schubert)

Attachments: [Staff Report](#)
 [Application](#)
 [Preliminary Plan](#)

7. **14-629** Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by

changing the zoning district boundaries from R Rural to E Estate for approximately 71 acres being all of the remainder of a 39.44-acre tract as described as Tract One and the remainder of a 29.29-acre tract as described as Tract Two by a deed of Joe & Janet Johnson Land & Investments, LP recorded in volume 7803, page 244, a 2.84-acre tract as described by a deed to Joe & Janet Johnson Land & Investments, LP recorded in volume 8017, page 273, and a 0.216-acre tract as described by a deed to Joe & Janet Johnson Land & Investments, LP recorded in volume 8317, page 62 of the Official Public Records of Brazos County, Texas, generally located at 8601 Rock Prairie Road. Case #14-00900172 (J. Schubert) (Note: Final action on this item is scheduled for the September 11, 2014 City Council meeting - subject to change)

Attachments: [Staff Report](#)
 [Application](#)
 [Rezoning Map](#)

8. Adjourn

The Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion.

APPROVED

City Manager

Notice is hereby given that a Regular Meeting of the Planning & Zoning Commission of the City of College Station, Texas will be held on the _____ at 7:00PM at the City Hall Council Chambers, 1101 Texas Avenue, College Station, Texas. The following subjects will be discussed, to wit: See Agenda.

Posted this _ day of _

City Secretary

I, the undersigned, do hereby certify that the above Notice of Meeting of the Governing Body of the City of College Station, Texas, is a true and correct copy of said Notice and that I posted a true and correct copy of said notice on the bulletin board at City Hall, 1101 Texas Avenue, in College Station, Texas, and the City's website, www.cstx.gov. The Agenda and Notice are readily accessible to the general public at all times. Said Notice and Agenda were posted on ___ at 5:00p.m. and remained so posted continuously for at least 72 hours proceeding the scheduled time of said meeting.

This building is wheelchair accessible. Handicap parking spaces are available. Any request for sign interpretive service must be made 48 hours before the meeting. To make arrangements call (979) 764 3517 or (TDD) 1 800 735 2989. Agendas may be viewed on www.cstx.gov. Council meetings are broadcast live on Cable Access Channel 19.



Legislation Details (With Text)

File #: 14-621 **Version:** 1 **Name:**
Type: Absence Request **Status:** Agenda Ready
File created: 8/12/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 8/21/2014 **Final action:**
Title: Consideration, possible action, and discussion on Absence Requests from meetings.

* Jodi Warner ~ August 7 & 21, 2014

Sponsors:

Indexes:

Code sections:

Attachments: [Absence Request](#)
[Absence Request](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion on Absence Requests from meetings.

* Jodi Warner ~ August 7 & 21, 2014



CITY OF COLLEGE STATION
Planning & Development Services

**Absence Request Form
For Elected and Appointed Officers**

Name Jodi Warner

Request Submitted on 8/04/2014

I will not be in attendance at the meeting on 8/07/2014
for the reason specified: (Date)

Signature Jodi Warner



CITY OF COLLEGE STATION
Planning & Development Services

**Absence Request Form
For Elected and Appointed Officers**

Name Jodi Warner

Request Submitted on 8/13/2014

I will not be in attendance at the meeting on 8/21/2014
for the reason specified: (Date)

Signature Jodi Warner



Legislation Details (With Text)

File #: 14-620 **Version:** 1 **Name:** P&Z Meeting Minutes
Type: Minutes **Status:** Agenda Ready
File created: 8/12/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 8/21/2014 **Final action:**
Title: Consideration, possible action, and discussion to approve meeting minutes.
* August 7, 2014 ~ Workshop
* August 7, 2014 ~ Regular

Sponsors:

Indexes:

Code sections:

Attachments: [Workshop](#)
[Regular](#)

Date	Ver.	Action By	Action	Result
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Consideration, possible action, and discussion to approve meeting minutes.

- * August 7, 2014 ~ Workshop
- * August 7, 2014 ~ Regular

MINUTES
PLANNING & ZONING COMMISSION
Workshop Meeting
August 7, 2014, 6:30 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Casey Oldham, Jerome Rektorik, Jane Kee, Jim Ross, and Rick Floyd

COMMISSIONERS ABSENT: Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Steve Aldrich

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Danielle Singh, Jason Schubert, Jennifer Prochazka, Erika Bridges, Kevin Ferrer, Jessica Bullock, Jerry Cuaron, Mark Bombek, Rachel Lazo, Robin Cross, Jeremy Alderete, and Deborah Grace-Rosier

1. Call the meeting to order.

Chairman Miles called the meeting to order at 6:34 p.m.

2. Discussion of Consent and Regular Agenda items.

There was general discussion regarding Consent Agenda Items 4.1 and 4.2. Commissioner Floyd asked for clarification concerning the meeting minutes from July 17th specifically the vote concerning the waiver for the Barron Crest Preliminary Plan. Planning and Development Services Director Simms clarified that the minutes reflect that the waiver was approved with a vote of (4-3) and the Preliminary Plan was approved by a vote of (7-0).

3. Presentation, possible action, and discussion regarding the status of items within the 2014 P&Z Plan of Work (see attached). (**J. Schubert**)

There was no discussion.

4. Presentation, possible action, and discussion regarding an update on the following item:

An amendment to Chapter 12-7.5 O “Fuel Price Signs” and Section 12-7.5 CC “Electronic Reader Board” of the Code Ordinances regarding sign regulations. The Planning & Zoning Commission heard this item on July 3 and voted 5-0 to recommend approval. The City Council heard this item on July 24 and voted 6-0 to approve the amendment.

There was general discussion amongst the Commission.

5. Presentation, possible action, and discussion regarding the P&Z Calendar of Upcoming Meetings.

- Thursday, August 14, 2014 ~ City Council Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m. (**Liaison – Rektorik**)

- Thursday, August 21, 2014 ~ P&Z Meeting ~ Council Chambers ~ Workshop 6:00 p.m. and Regular 7:00 p.m.

Council Member Aldridge reminded the Commission that the City Council will not meet on their regular schedule day of Thursday, August 28th. That meeting has been moved to Monday, August 25.

6. Discussion of new development applications submitted to the City. [[New Development List](#)]

There was no discussion regarding development applications submitted to the City.

7. Discussion, review and possible action regarding the following meetings: Design Review Board, Joint Parks / Planning & Zoning Subcommittee, BioCorridor Board, BioCorridor Plan Process, 5-Year Comprehensive Plan Review Subcommittee, and Zoning District Subcommittee.

There was general discussions amongst the Commission.

8. Discussion and possible action on future agenda items – A Planning & Zoning Member may inquire about a subject for which notice has not been given. A statement of specific factual information or the recitation of existing policy may be given. Any deliberation shall be limited to a proposal to place the subject on an agenda for a subsequent meeting.

There was no discussion regarding future agenda items.

9. Adjourn.

The meeting was adjourned at 7:03 p.m.

Approved:

Attest:

Bo Miles, Chairman
Planning & Zoning Commission

Deborah Grace-Rosier, Staff Assistant
Planning & Development Services

MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting
August 7, 2014, 7:00 p.m.
CITY HALL COUNCIL CHAMBERS
College Station, Texas

COMMISSIONERS PRESENT: Bo Miles, Casey Oldham, Jerome Rektorik, Jane Kee, Jim Ross, and Rick Floyd

COMMISSIONERS ABSENT: Jodi Warner

CITY COUNCIL MEMBERS PRESENT: Steve Aldrich

CITY STAFF PRESENT: Lance Simms, Molly Hitchcock, Alan Gibbs, Danielle Singh, Jason Schubert, Jennifer Prochazka, Erika Bridges, Kevin Ferrer, Jessica Bullock, Jerry Cuaron, Mark Bombek, Rachel Lazo, Robin Cross, Jeremy Alderete, and Deborah Grace-Rosier

1. **Call Meeting to Order**

Chairman Miles called the meeting to order at 7:06 p.m.

2. **Pledge of Allegiance**

3. **Hear Citizens**

No citizens spoke.

4. **Consent Agenda**

4.1 Consideration, possible action, and discussion to approve Meeting Minutes.

- July 17, 2014 ~ Workshop
- July 17, 2014 ~ Regular

4.2 Presentation, possible action, and discussion on a Preliminary Plan for Equinox Subdivision consisting of 120 townhouse lots and 20 single family lots on approximately 21.842 acres located at 3270 Rock Prairie Road West, more generally located west of the Buena Vida subdivision and south of the Barracks II Subdivision. Case #14 00900164 (J. Schubert)

Commissioner Kee asked to remove Item 4.2 for discussion.

Commissioner Rektorik motioned to approve the meeting minutes. Commissioner Oldham seconded the motion, which passed (6-0).

Regular Agenda

5. Consideration, possible action, and discussion on items removed from the Consent Agenda by Commission action.

Principal Planner Schubert discussed Item 4.2 and the block length requirements for the Preliminary Plan.

Commissioner Floyd motioned to table the item for the next regular meeting to allow the applicant to revise the plans. Commissioner Rektorik seconded the motion, which passed (6-0).

6. Presentation, possible action, and discussion regarding a waiver request to Unified Development Ordinance Section 12 8.3.F 'Alleys' and a presentation, possible action, and discussion on a Preliminary Plan for Barron Crossing Subdivision consisting of 79 lots on approximately 13.404 acres located at 2985 Barron Cut Off, more generally located between William D. Fitch Parkway and future W.S. Phillips Parkway, north of the Bridgewood Subdivision. Case #14 00900152 (J. Schubert)

Principal Planner Schubert presented the waiver request to public alleys and recommended approval. If the waiver is approved, staff would recommend approval of the Preliminary Plan.

There was a general discussion amongst the Commission.

Commissioner Kee motioned to approve the waiver request. Commissioner Oldham seconded the motion, which passed (6-0).

Commissioner Rektorik motioned to approve the Preliminary Plan. Commissioner Kee seconded the motion, which passed (6-0).

7. Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12 4.2 "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural and PDD Planned Development District to PDD Planned Development District for approximately 36 acres, including 19.125 acres in the Samuel Davidson League, Abstract No. 13, being a remainder of Tract One as described in Volume 7633, Page 239 of the Official Public Records of Brazos County, and 5.79 acres and 11.4 acres in the Samuel Davidson League, Abstract No. 13, being remainders of Tract One as described in Volume 7068, Page 220 of the Official Public Records of Brazos County, Texas, the property generally located at 3850 Greens Prairie Road West, and more generally located near the entrance of Creek Meadows Subdivision at the intersection of Greens Prairie Road West and Creek Meadows Boulevard North. Case #14 00900166 (J. Prochazka) (Note: Final action of this item is scheduled for the August 25, 2014 City Council meeting subject to change)

Principal Planner Prochazka presented the rezoning and recommended approval.

Commission Oldham recused himself from the discussion and vote.

Natalie Ruiz, IPS Group, 3204 Earl Rudder Freeway, College Station, Texas, representing the applicant, gave an overview of the rezoning request.

There was a general discussion amongst the Commission.

Chairman Miles opened the public hearing.

Eddie Garza, 15033 Turnberry Circle, College Station, Texas, expressed concerns with drainage and the need to require a greenway between the two developments.

Rabon Metcalf, P.O. Box 9253, College Station, Texas, the applicant, discussed the drainage in general.

Lisa Cantrell, 15097 Turnberry Circle, College Station, Texas, expressed concerns with drainage, having duplexes across the street, and the need for more greenway area.

Chairman Miles closed the public hearing.

Commissioner Floyd motioned to recommend approval of the rezoning. Commissioner Rektorik seconded the motion, which passed (5-0-1). Commissioner Oldham abstained from the vote.

- 8 Public hearing, presentation, possible action, and discussion regarding an ordinance amending the Comprehensive Plan Future Land Use & Character Map from Restricted Suburban to Suburban Commercial for approximately 2.2 acres for the property located at 3751 Rock Prairie Road West, and more generally located at the southwest corner of Holleman Drive South and Rock Prairie Road West. Case #14 00900154 (J. Prochazka) (Note: Final action on this item is scheduled for the August 25, 2014 City Council meeting subject to change)

Principal Planner Prochazka presented the Comprehensive Plan Amendment and recommended approval.

There was a general discussion amongst the Commission.

Chairman Miles opened the public hearing.

Rabon Metcalf, P.O. Box 9253, College Station, Texas, the applicant, had general discussions concerning the commercial building.

Chairman Miles closed the public hearing.

Commissioner Ross recommended approval of the Comprehensive Plan Amendment. Commissioner Kee seconded the motion, which passed (6-0).

9. Adjourn.

The meeting was adjourned at 8:05 p.m.

Approved:

Attest:

Bo Miles, Chairman
Planning & Zoning Commission

Deborah Grace-Rosier
Planning & Development Services



Legislation Details (With Text)

File #: 14-626 **Version:** 1 **Name:** The Barrack II Phase 201 Final Plat
Type: Final Plat **Status:** Agenda Ready
File created: 8/13/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 8/21/2014 **Final action:**

Title: Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phase 201 consisting of 22 single-family lots on approximately 4.253 acres located at 500 Haynes Lane, generally located near Deacon Drive West between Holleman Drive South and Old Wellborn Road. Case #13-00900123 (J. Cuarón)

Sponsors:

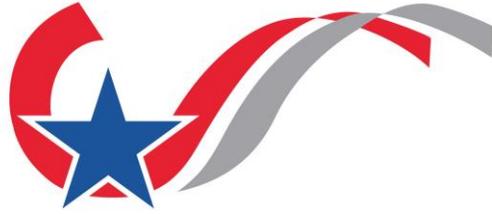
Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Final Plat](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Final Plat for The Barracks II Subdivision Phase 201 consisting of 22 single-family lots on approximately 4.253 acres located at 500 Haynes Lane, generally located near Deacon Drive West between Holleman Drive South and Old Wellborn Road. **Case #13-00900123 (J. Cuarón)**



CITY OF COLLEGE STATION

**FINAL PLAT
for
The Barracks II Ph 201
13-00900123**

SCALE: 22 lots on 4.253 acres

LOCATION: 500 Hayes Lane

ZONING: PDD Planned Development District

APPLICANT: Heath Phillips, Heath Phillips Investments, LLC

PROJECT MANAGER: Jerry Cuarón, Staff Planner
gcuaron@cstx.gov

RECOMMENDATION: Staff recommends approval of the Final Plat.



DEVELOPMENT REVIEW

THE BARRACKS II PH 201

Case: 13-123

FINAL PLAT

DEVELOPMENT HISTORY

Annexation:	2002
Zoning:	A-O Agricultural Open upon annexation A-O Agricultural Open to PDD Planned Development District (2011); PDD Planned Development District to PDD Planned Development District to revise layout and add additional use (2012)
Preliminary Plat:	2011, revised in October 2012 and February 2014
Site Development:	Phases 100, 101, 102, 103, 104, 200, and 300 of the development have been completed. Phases 105, 106, and 108 are currently being constructed.

COMMENTS

Parkland Dedication:	Neighborhood park land dedication was provided with previous phases and the developer is constructing park improvements for the development. Parkland Dedication fees of \$13,750 (22 lots x \$625) for community parks are due prior to filing of the Final Plat.
Greenways:	N/A
Pedestrian Connectivity:	Sidewalks are provided on both sides of all streets within the development.
Bicycle Connectivity:	Bike lanes will be provided along Towers Parkway (Minor Collector).
Impact Fees:	The subject tract is located within the Steeplechase Sanitary Sewer Impact Fee Area and will be required to pay \$357.74/LUE at time of building permit.

REVIEW CRITERIA

Compliance with Subdivision Regulations: The proposed Final Plat is in compliance with the approved Preliminary Plan and the Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATIONS

Staff recommends approval of the Final Plat.

SUPPORTING MATERIALS

1. Application
2. Copy of Final Plat



FOR OFFICE USE ONLY	
CASE NO.:	<u>13123</u>
DATE SUBMITTED:	<u>01/19/13</u>
TIME:	<u>9:40</u>
STAFF:	<u>[Signature]</u>

FINAL PLAT APPLICATION

(Check one) Minor (\$700) Amending (\$700) Final (\$932) Vacating (\$932) Replat (\$932)

Is this plat in the ETJ? Yes No Is this plat Commercial or Residential

MINIMUM SUBMITTAL REQUIREMENTS:

- \$700-\$932 Final Plat Application Fee (see above).
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- \$600 (minimum) Development Permit Application / Public Infrastructure Review and Inspection Fee. Fee is 1% of acceptable Engineer's Estimate for public infrastructure, \$600 minimum (if fee is > \$600, the balance is due prior to the issuance of any plans or development permit).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plat. (A signed mylar original must be submitted after approval.)
- Two (2) copies of the grading, drainage, and erosion control plans with supporting drainage report.
- Two (2) copies of the Public infrastructure plans and supporting documents (if applicable).
- Copy of original deed restrictions/covenants for replats (if applicable).
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Paid tax certificates from City of College Station, Brazos County and College Station I.S.D.
- The attached Final Plat checklist with all items checked off or a brief explanation as to why they are not.

NOTE: A mylar of the approved preliminary plan must be on file before a final plat application will be considered complete. If the mylar is submitted with the final plat application, it shall be considered a submittal for the preliminary plan project and processed and reviewed as such. Until the mylar has been confirmed by staff to be correct, the final plat application will be considered incomplete.

Date of Optional Preapplication or Stormwater Management Conference _____

NAME OF PROJECT The Barracks II Subdivision Phase 201

ADDRESS Intersection of Papa Bear Drive and Towers Parkway

SPECIFIED LOCATION OF PROPOSED PLAT:
East Side of Holleman Drive South between Cain Road and Rock Prairie Road

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):
 Name Heath Phillips E-mail heath_superiorstructures@yahoo.co
 Street Address 516 Deacon Drive West
 City College Station State Tx Zip Code 77845
 Phone Number 979-229-5906 Fax Number 979-703-7903

PROPERTY OWNER'S INFORMATION (All owners must be identified. Please attach an additional sheet for multiple owners):

Name Heath Phillips Investments, LLC (Heath Phillips, manager) E-mail heath_superiorstructures@yahoo.co
Street Address 516 Deacon Drive West
City College Station State Tx Zip Code 77845
Phone Number 979-229-5906 Fax Number 979-703-7903

ARCHITECT OR ENGINEER'S INFORMATION:

Name Schultz Engineering, LLC - Joe Schultz E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State TX Zip Code 77845
Phone Number 979.764.3900 Fax Number 979.764.3910

Do any deed restrictions or covenants exist for this property? Yes No

Is there a temporary blanket easement on this property? If so, please provide the Volume _____ and Page No. _____

Total Acreage 4.254 Total No. of Lots 22 R-O-W Acreage 1.116 ac

Existing Use Vacant Proposed Use Single Family Residential

Number of Lots By Zoning District 22 / PDD _____ / _____ / _____

Average Acreage Of Each Residential Lot By Zoning District:

0.143 / PDD _____ / _____ / _____

Floodplain Acreage None

Is there Special Flood Hazard Area (Zone A or Zone AE on FEMA FIRM panels) on the property? Yes No

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

Yes

No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: THE BARRACKS II (PP)

City Project Number (if known): 12 - 00500141

Date / Timeframe when submitted: 07/06/12

A statement addressing any differences between the Final Plat and Preliminary Plan (if applicable):

Requested waiver to subdivision regulations and reason for same (if applicable):

Regarding the waiver request, explain how:

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
3. A capital improvement project is imminent that will include construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months;
4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

Requested Oversize Participation None

<p style="text-align: center;">Total Linear Footage of Proposed Public:</p> <p><u>910'</u> Streets</p> <p><u>1707'</u> Sidewalks</p> <p><u>328'</u> Sanitary Sewer Lines</p> <p><u>751'</u> Water Lines</p> <p><u>0</u> Channels</p> <p><u>212'</u> Storm Sewers</p> <p><u>1707'</u> Bike Lanes / Paths</p>	<p>Parkland Dedication due prior to filing the Final Plat:</p> <p>ACREAGE: <u>Previously dedicated</u></p> <p>_____ No. of acres to be dedicated + \$ _____ development fee</p> <p>_____ No. of acres in floodplain</p> <p>_____ No. of acres in detention</p> <p>_____ No. of acres in greenways</p> <p>OR</p> <p>FEE IN LIEU OF LAND:</p> <p>_____ No. of SF Dwelling Units X \$ _____ = \$ _____</p> <p>_____ (date) Approved by Parks & Recreation Advisory Board</p>
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NOTE: DIGITAL COPY OF PLAT MUST BE SUBMITTED PRIOR TO FILING.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf. LIEN HOLDERS identified in the title report are also considered owners and the appropriate signatures must be provided as described above.



 Signature and title

6-19-2013

 Date

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners):

Name College Station ISD - Vallere Jochen, President
Street Address 1812 Welsh City College Station
State Tx Zip Code 77840 E-Mail Address vajochen@gmail.com
Phone Number 979-764-5400 Fax Number _____

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. The undersigned hereby requests approval by the City of College Station of the above-identified plat and attest that this request does not amend any covenants or restrictions associated with this plat.

IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, THIS APPLICATION MUST BE ACCOMPANIED BY A POWER OF ATTORNEY STATEMENT FROM THE OWNER.


Signature and Title

June 25, 2013
Date

Dr. Valerie Jochen, Board President

CERTIFICATIONS REQUIRED FOR ALL DEVELOPMENT

Owner Certification:

1. No work of any kind may start until a permit is issued.
2. The permit may be revoked if any false statements are made herein.
3. If revoked, all work must cease until permit is re-issued.
4. Development shall not be used or occupied until a Certificate of Occupancy is issued.
5. The permit will expire if no significant work is progressing within 24 months of issuance.
6. Other permits may be required to fulfill local, state, and federal requirements. Owner will obtain or show compliance with all necessary State and Federal Permits prior to construction including NOI and SWPPP.
7. If required, Elevation Certificates will be provided with elevations certified during construction (forms at slab pre-pour) and post construction.
8. Owner hereby gives consent to City representatives to make reasonable inspections required to verify compliance.
9. If, stormwater mitigation is required, including detention ponds proposed as part of this project, it shall be designed and constructed first in the construction sequence of the project.
10. In accordance with Chapter 13 of the Code of Ordinances of the City of College Station, measures shall be taken to insure that all debris from construction, erosion, and sedimentation shall not be deposited in city streets, or existing drainage facilities. All development shall be in accordance with the plans and specifications submitted to and approved by the City Engineer for the above named project. All of the applicable codes and ordinances of the City of College Station shall apply.
11. The information and conclusions contained in the attached plans and supporting documents will comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines Technical Specifications, and Standard Details. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
12. Release of plans to _____ (name or firm) is authorized for bidding purposes only. I understand that final approval and release of plans and development for construction is contingent on contractor signature on approved Development Permit.
13. I, THE OWNER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.



Property Owner(s)

6-19-2013

Date

Engineer Certification:

1. The project has been designed to ensure that stormwater mitigation, including detention ponds, proposed as part of the project will be constructed first in the construction sequence.
2. I will obtain or can show compliance with all necessary Local, State and Federal Permits prior to construction including NOI and SWPPP. Design will not preclude compliance with TPDES: i.e., projects over 10 acres may require a sedimentation basin.
3. The information and conclusions contained in the attached plans and supporting documents comply with the current requirements of the City of College Station, Texas City Code, Chapter 13 and associated BCS Unified Design Guidelines. All development has been designed in accordance with all applicable codes and ordinances of the City of College Station and State and Federal Regulations.
4. I, THE ENGINEER, AGREE TO AND CERTIFY THAT ALL STATEMENTS HEREIN, AND IN ATTACHMENTS FOR THE DEVELOPMENT PERMIT APPLICATION, ARE, TO THE BEST OF MY KNOWLEDGE, TRUE, AND ACCURATE.

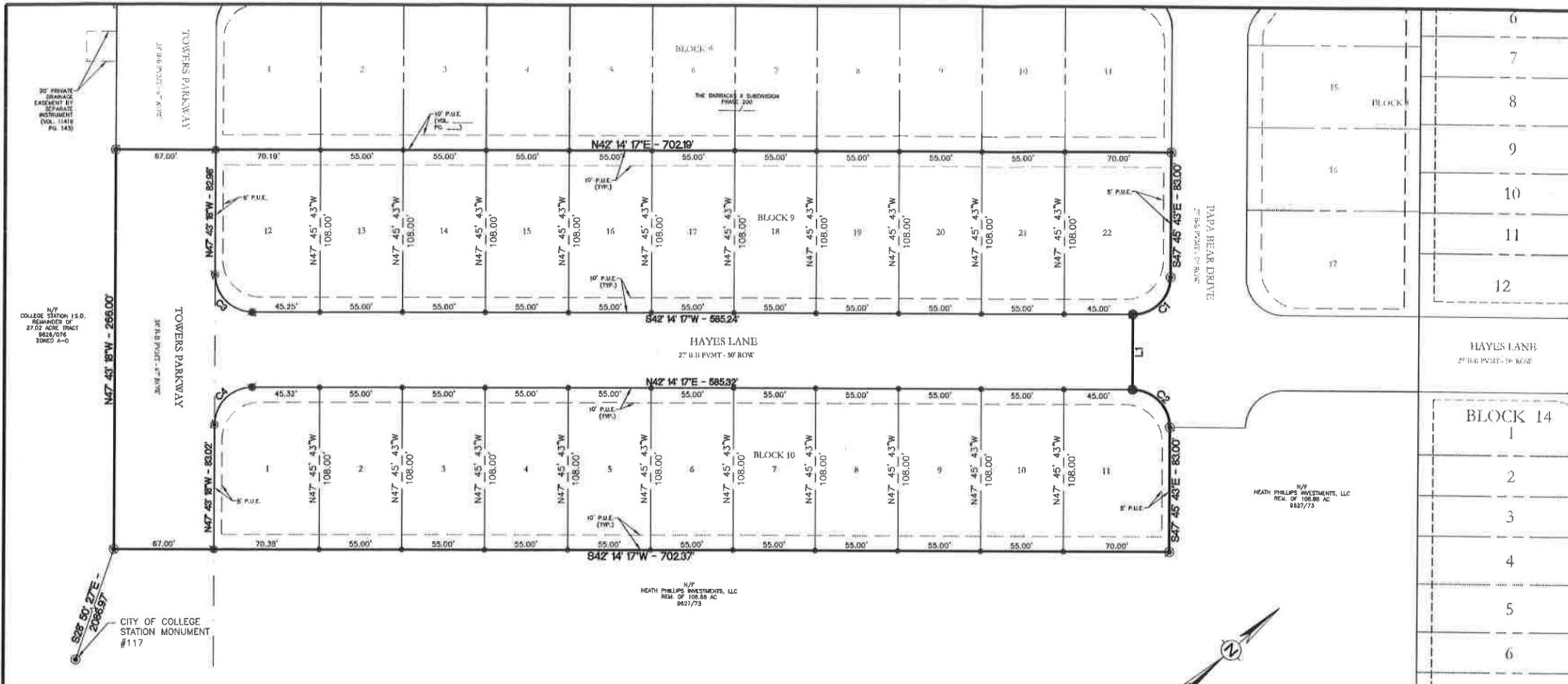


Engineer

6-10-13

Date





MITES AND BOUNDS DESCRIPTION OF ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING WITHIN THE BARRACKS II SUBDIVISION, ABSTRACT NO. 7, COLLEGE STATION, BRAZOS COUNTY, TEXAS, SAID TRACT BEING A PORTION OF THE REMAINDER OF A CALLED 108.88 ACRE TRACT AS DESCRIBED BY A DEED TO HEATH PHILLIPS INVESTMENTS, L.L.C. RECORDED IN VOLUME 9626, PAGE 73 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS, AND A PORTION OF THE REMAINDER OF A CALLED 27.02 ACRE TRACT AS DESCRIBED BY A DEED TO COLLEGE STATION ISD RECORDED IN VOLUME 9626, PAGE 76 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
 COMMENCING AT A 1/2 INCH IRON ROD FOUND MARKING THE SOUTH CORNER OF SAID REMAINDER OF 108.88 ACRE TRACT AND THE EAST CORNER OF SAID REMAINDER OF 27.02 ACRE TRACT, FOR REFERENCE A 1/2 INCH IRON ROD FOUND MARKING THE EAST CORNER OF SAID REMAINDER OF 108.88 ACRE TRACT BEARS: N 41° 21' 39" E FOR A DISTANCE OF 801.59 FEET;

THENCE: N 47° 43' 18" W ALONG THE COMMON LINE OF SAID REMAINDER OF 108.88 ACRE TRACT AND SAID REMAINDER OF 27.02 ACRE TRACT FOR A DISTANCE OF 261.54 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED TRACT;

THENCE: THROUGH SAID REMAINDER OF 27.02 ACRE TRACT FOR THE FOLLOWING CALLS:
 S 42° 14' 17" W FOR A DISTANCE OF 67.00 FEET;

N 47° 43' 18" W ALONG THE EXTENSION OF THE SOUTHWEST LINE OF TOWERS PARKWAY (67' R.O.W.) FOR A DISTANCE OF 266.00 FEET;

N 42° 14' 17" E, AT 67.00 FEET PASS THE COMMON LINE OF SAID REMAINDER OF 27.02 ACRE TRACT AND SAID REMAINDER OF 108.88 ACRE TRACT, CONTINUE ON FOR A TOTAL DISTANCE OF 702.19 FEET TO A POINT WITHIN SAID REMAINDER OF 108.88 ACRE TRACT;

THENCE: THROUGH SAID REMAINDER OF 108.88 ACRE TRACT FOR THE FOLLOWING CALLS:
 S 47° 45' 43" E FOR A DISTANCE OF 83.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 23.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: S 02° 45' 41" E - 35.36 FEET) TO THE END OF SAID CURVE;

S 47° 45' 43" E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CLOCKWISE CURVE HAVING A RADIUS OF 25.00 FEET;

ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90° 00' 00" FOR AN ARC DISTANCE OF 39.27 FEET (CHORD BEARS: N 87° 14' 17" E - 35.36 FEET) TO THE END OF SAID CURVE;

S 47° 45' 43" E FOR A DISTANCE OF 83.00 FEET;

S 42° 14' 17" E FOR A DISTANCE OF 635.37 FEET TO THE POINT OF BEGINNING CONTAINING 4.253 ACRES OF LAND, MORE OR LESS. BEARING SYSTEM SHOWN HEREIN IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.

- GENERAL NOTES:**
- THE BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - NO PORTION OF THIS TRACT IS WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, COMMUNITY PANEL NO. 4804100305 E, EFFECTIVE DATE: 05-16-2012.
 - THE ZONING OF THIS TRACT IS PDD (PLANNED DEVELOPMENT DISTRICT) PER CITY ORDINANCE NO. 2012-3407 THE BUILDING SETBACKS ARE AS FOLLOWS:
 FRONT SETBACK DISTANCE - 20 FEET WITHOUT REAR ACCESS, 15 FEET WITH REAR ACCESS;
 REAR SETBACK DISTANCE - 20 FEET;
 STREET SIDE SETBACK DISTANCE - 15 FEET;
 SIDE SETBACK DISTANCE - 5 FEET;
 COMMON AREA SIDE SETBACK DISTANCE - 5 FEET;
 - A PORTION OF THIS TRACT LIES WITHIN THE PROPERTY OWNED BY COLLEGE STATION ISD.
 - ALL LOTS AND RIGHTS-OF-WAY IN THIS PLAT OUTSIDE OF THE CSISD TRACT IS ZONED PDD. THE PORTION OF THIS PLAT ON THE CSISD TRACT IS ZONED A-0.
 - 1/2" IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS UNLESS NOTED OTHERWISE.
 - EACH LOT WILL PROVIDE A MINIMUM OF 2 TREES OF AT LEAST 2 INCHES IN CALIPER OR ONE 4 INCH CALIPER TREE PER ORDINANCE 3222.
 - THIS PROPERTY IS LOCATED WITHIN THE STEEPLCHASE-WELLBORN SANITARY SEWER IMPACT FEE AREA 03-02.
 - WHEN THERE ARE MORE THAN 30 LOTS TO BE SERVED BY EXTERNAL STREET CONNECTIONS, A MINIMUM OF TWO CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED. A REMOTE EMERGENCY ACCESS IS PERMITTED TO SERVE AS ONE OF THESE CONNECTIONS. TWO STREET CONNECTIONS TO EXTERNAL PAVED PUBLIC STREETS SHALL BE REQUIRED WHEN 100 OR MORE LOTS ARE SERVED.
 - STORM WATER DETENTION FACILITIES FOR THIS PHASE ARE LOCATED OFF SITE, DEDICATED BY SEPARATE INSTRUMENT AND ARE TO BE MAINTAINED BY THE HOA.
 - DISTANCES SHOWN ON CURVES ARE CHORD LENGTHS.
 - A WATER DESIGN REPORT FOR THIS SUBDIVISION WILL BE PROVIDED PER CITY STANDARDS.
 - ELECTRIC SERVICE FOR THIS DEVELOPMENT WILL BE PROVIDED BY BRYAN TEXAS UTILITIES (BTU). ADDITIONAL EASEMENTS WILL BE PROVIDED AS REQUIRED BY BTU.

CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Heath Phillips, Manager of Heath Phillips Investments, L.L.C. owner and developer of the 3.844 acre tract shown on this plat, and designated herein as The Barracks II Subdivision, Phase 201, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

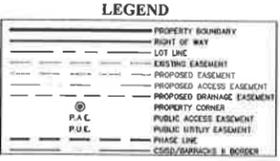
CERTIFICATE OF CITY ENGINEER
 I, _____, City Engineer of the City of College Station, Texas, hereby certify that this Subdivision conforms to the requirements of the Subdivision Regulations of the City of College Station, Texas.

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Heath Phillips, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
 Given under my hand and seal on this ____ day of _____, 20____.

CERTIFICATE OF PLANNING AND ZONING COMMISSION
 I, _____, Chairman of the Planning and Zoning Commission of the City of College Station, Texas, hereby certify that the attached plat was duly approved by the Commission on the ____ day of _____, 20____.

Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	39.27	25.00	090°00'00"	25.00'	35.36'	S02°45'41"E
C2	39.27	25.00	090°00'00"	25.00'	35.36'	N87°14'17"E
C3	39.27	25.00	090°02'25"	25.02'	35.37'	S87°10'30"W
C4	39.25	25.00	089°03'30"	24.98'	35.34'	N02°44'30"W



CERTIFICATE OF OWNERSHIP AND DEDICATION
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Valerie Jochen, Board President of CSISD, owner of the 0.409 acre tract shown on this plat, and designated herein as The Barracks II Subdivision, Phase 201, in the City of College Station, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, greenways, infrastructure, easements and public places thereon shown for the purpose and consideration therein expressed. All such dedications shall be in fee simple unless expressly provided otherwise.

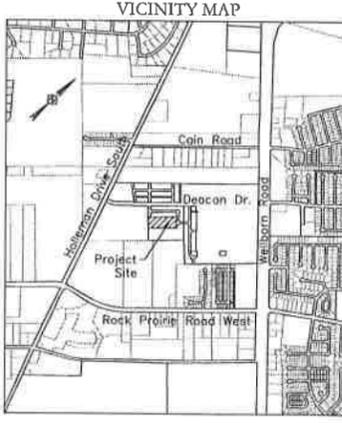
CERTIFICATE OF THE SURVEYOR
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, Brad Kerr, Registered Professional Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	50.00'	S47°45'43"E

STATE OF TEXAS
 COUNTY OF BRAZOS
 Before me, the undersigned authority, on this day personally appeared Valerie Jochen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.
 Given under my hand and seal on this ____ day of _____, 20____.

CERTIFICATE OF THE COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF BRAZOS
 I, _____, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the ____ day of _____, 20____. In the Deed Records of Brazos County, Texas, in Volume ____ Page ____.
 WITNESS my hand and official Seal, at my office in Bryan, Texas.



FINAL PLAT
THE BARRACKS II SUBDIVISION
PHASE 201
4.253 ACRES
 3.844 ACRES ON HEATH PHILLIPS INVESTMENTS, L.L.C. TRACT
 .409 ACRES ON COLLEGE STATION ISD TRACT
 CRAWFORD BURNETT LEAGUE, A-7
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 22 LOTS
 BLOCK 9, LOTS 12 THRU 22
 BLOCK 10, LOTS 1 THRU 11

OWNER/DEVELOPER:
 Heath Phillips Investments, L.L.C. College Station ISD
 510 Deacon Dr. West 1812 West
 College Station, TX 77845 College Station, TX 77841
 (979) 229-5936 (979) 764-5841

ENGINEER:
 Schultz Engineering, L.L.C.
 TSPE NO. 12327
 2730 LONGMIRE, SUITE A
 College Station, Texas 77845
 (979) 794-3900

SURVEYOR:
 Brad Kerr, R.P.L.S. No. 4502
 Kerr Surveying, L.L.C.
 409 N. Texas Ave.
 Bryan, TX 77801
 (979) 268-3195

SCALE 1"=40'
 JULY 2013

13-123
 7-28-14
 4:00
 PK



Legislation Details (With Text)

File #: 14-625 **Version:** 1 **Name:** Equinox Subdivision Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 8/13/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 8/21/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding a Preliminary Plan for Equinox Subdivision consisting of 120 townhouse lots and 20 single-family lots on approximately 21.842 acres located at 3270 Rock Prairie Road West, more generally located west of the Buena Vida subdivision and south of the Barracks II Subdivision. Case #14-00900164 (J. Schubert)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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Presentation, possible action, and discussion regarding a Preliminary Plan for Equinox Subdivision consisting of 120 townhouse lots and 20 single-family lots on approximately 21.842 acres located at 3270 Rock Prairie Road West, more generally located west of the Buena Vida subdivision and south of the Barracks II Subdivision. **Case #14-00900164 (J. Schubert)**



CITY OF COLLEGE STATION

**PRELIMINARY PLAN
for
Equinox Subdivision
14-00900164**

SCALE: 120 townhouse lots and 20 single-family lots on 21.842 acres

LOCATION: 3270 Rock Prairie Rd W
Generally located west of the Buena Vida subdivision and south of the Barracks II subdivision

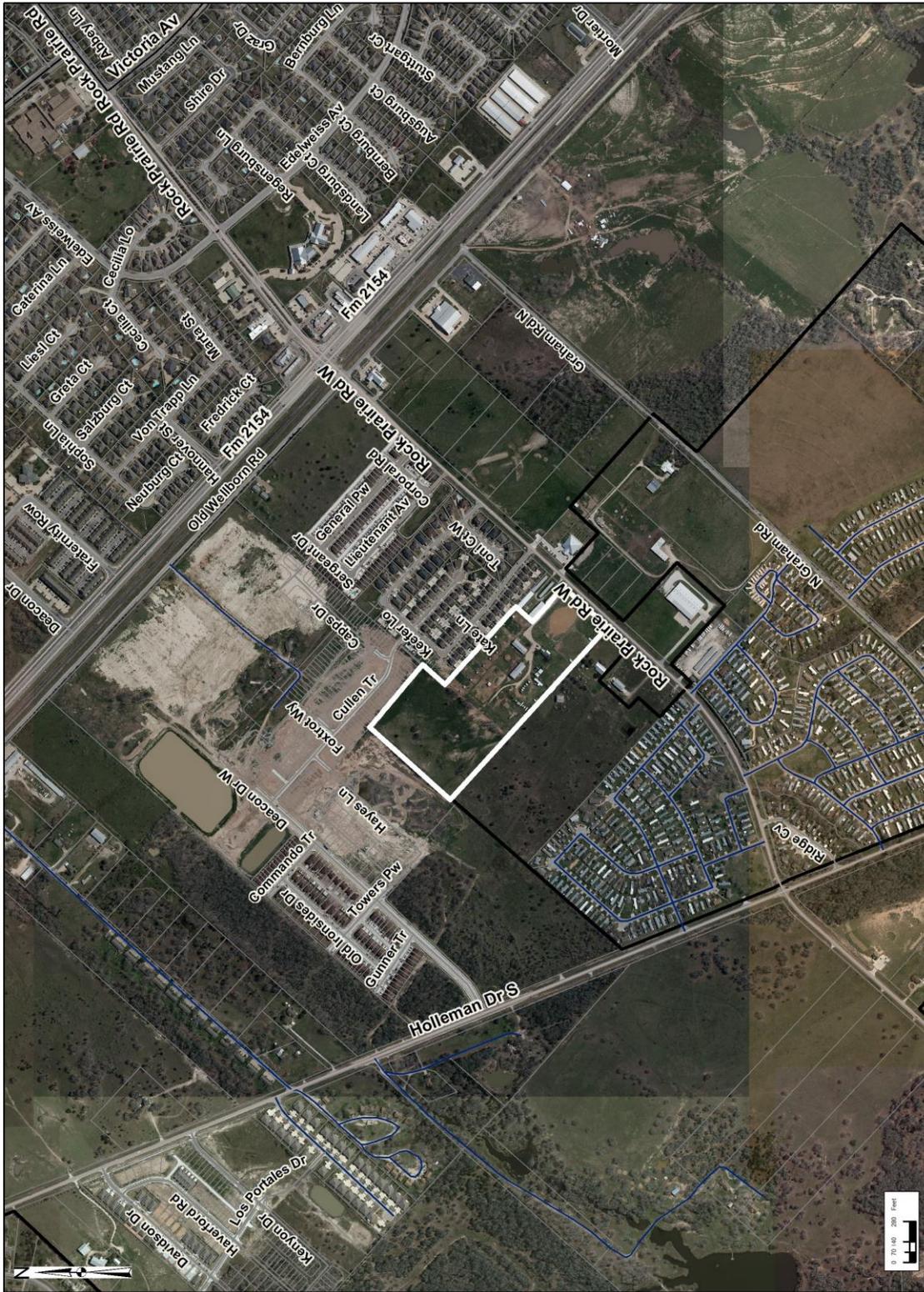
ZONING: T Townhouse and GS General Suburban

APPLICANT: Craig Browne, agent for owner

PROJECT MANAGER: Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov

PROJECT OVERVIEW: This item was tabled from the August 7th Commission meeting to allow the applicant to revise the Preliminary Plan to meet block length requirements along Papa Bear Drive. The applicant has provided a street stub (Ryans Landing) to the Mayo tract to the west to meet the requirements. As the length of the block is no longer over 900 feet, the applicant has removed the Access Way that was previously proposed.

RECOMMENDATION: Staff recommends approval of the Preliminary Plan.



PRELIMINARY PLAN
Case: 14-164

EQUINOX SUBDIVISION

DEVELOPMENT REVIEW



DEVELOPMENT HISTORY

Annexation: March 2008
Zoning: A-O Agricultural Open upon annexation, renamed R Rural (2013)
T Townhouse and GS General Suburban (June 2014)
Site development: Agricultural uses

COMMENTS

Water: The subject tract is located in Wellborn Water's service area. Development of the tract will have to meet the City's fire flow requirements. There are 6-inch and 8-inch sanitary sewer lines adjacent to the tract which will need to be extended according to City Guidelines.

Sewer: The subject tract is located adjacent to an 8" sanitary sewer main to the south and a 6" sanitary sewer line to the north. Both sanitary sewer lines gravity flow into the Bee Creek Trunk Line. The site is located in the Steeplechase Sanitary Sewer Impact Fee Area.

Off-site Easements: None required.

Drainage: The subject tract is located in the Bee Creek Tributary "B" drainage basin and drains generally to the north. Development of the tract will have to meet the requirements of City Storm Water Design Guidelines.

Flood Plain: No floodplain has been identified on the subject tract.

Greenways: No greenway is required or proposed.

Pedestrian Connectivity: Sidewalks are required and provided on both side of all streets. A 6-foot sidewalk is proposed along Rock Prairie Road West.

Bicycle Connectivity: Towers Parkway will be constructed with bike lanes and bike lanes are anticipated on Rock Prairie Road West when it is widened at an unknown time in the future.

Streets: Towers Parkway, a two-lane minor collector, is proposed for part of the western boundary of the tract and the remainder will be constructed in the future with the adjacent tract and tie into Towers Parkway planned to be constructed in the Barracks II subdivision to the north.

Oversize Request: None requested.

Parkland Dedication Fees: Fees in lieu of parkland dedication in the amount of \$1,261 per residential lot will be due with each Final Plat phase.

Impact Fees: The site is located in the Steeplechase Sanitary Sewer Impact Fee Area.

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject tract is located in an area designated as General Suburban on the Comprehensive Plan Future Land Use & Character Map and Growth Area V on the Concept Map which allows the potential for townhouse and neighborhood-serving commercial opportunities. The tract was rezoned to T Townhouse and GS General Suburban districts in June 2014. The proposed lots comply with the applicable zoning requirements contained in the Unified Development Ordinance.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan complies with the Subdivision Regulations contained in the Unified Development Ordinance.

STAFF RECOMMENDATION

Staff recommends approval of the Preliminary Plan.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-1104</u>
DATE SUBMITTED:	<u>06/23/14</u>
TIME:	<u>12:00</u>
STAFF:	<u>AJ</u>

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Six (6) folded copies of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference March 5, 2014

NAME OF PROJECT _____

ADDRESS 3270 Rock Prairie Road West

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

North side of Rock Prairie Road 0.5 miles west of Wellborn Road

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Craig Browne E-mail craig@craigbrowne.com

Street Address 2801 Earl Rudder Freeway

City College Station State Texas Zip Code 77845

Phone Number 979.764.7653 Fax Number _____

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners):

Name Charles & Mary Turner E-mail diamondt3375@yahoo.com

Street Address 3270 Rock Prairie Road West

City College Station State Texas Zip Code 77845

Phone Number 979.764.2967 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Joe Schultz, P.E. - Schultz Engineering LLC E-mail joeschultz84@verizon.net

Street Address 3730 Longmire Drive, Suite A

City College Station State Texas Zip Code _____

Phone Number 979.764.3900 Fax Number 979.764.3910

Total Acreage 21.842 Total No. of Lots 140 R-O-W Acreage 5.652

Number of Lots By Zoning District 20 / GS 120 / TH /

Average Acreage Of Each Residential Lot By Zoning District:

0.155 / GS 0.086 / TH / /

Floodplain Acreage 0

NOTE: Appropriate zoning for the proposed subdivision must be in place before this application can be considered complete.

Are you proposing to dedicate park land by acreage or fee in lieu of land? fee in lieu of land

Are you proposing to develop the park dedicate the development fee? (Check one)

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

- Yes
- No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: _____

City Project Number (in known): _____

Date / Timeframe when submitted: _____

Requested waiver to subdivision regulations and reason for same (if applicable):

Regarding the waiver request, explain how:

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
3. A capital improvement project is imminent that will include construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months;
4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

PRELIMINARY PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- Drawn on 24" x 36" sheet to scale of 100' per inch or larger. Include the words "PRELIMINARY PLAN - NOT FOR RECORD" in letters 1/2" high. If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
 - Name and address of subdivider, recorded owner, engineer and surveyor.
 - Proposed name of subdivision (subdivision name & street names will be approved through Brazos County 911).
 - Date of preparation (including the date the plat was submitted and the dates of any revisions on the plat).
 - Engineer's scale in feet.
 - Total area intended to be developed.
- North Arrow.
- Location of current city limit lines and current zoning district boundary. The appropriate zoning district(s) must be in place for the proposed land uses before the application for a subdivision.
- Subdivision boundary indicated by heavy lines. Boundary must include all of parent tract.
- Descriptions by metes and bounds of the subdivision which shall close within accepted land survey standards. (Labeled on boundary lines, not separate metes and bounds description.)
- Primary control points or descriptions and ties to such control point, to which, later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The plat shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part.
- Name of contiguous subdivisions and names of owners of contiguous parcels of unsubdivided land, and an indication whether or not contiguous properties are platted.
- Location of the 100 Year Floodplain and Floodway, if applicable, according to the most recent available data.
- Topographic information, including contours at two foot (2 ft.) intervals, wooded areas, and flowline elevation of streams.
- Proposed land uses (in compliance with existing zoning district).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

- | Existing | Proposed | |
|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp. turn around unless they are shorter than 100 feet. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.) |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Street offsets and/or intersection angles meet ordinance. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Alleys. |
| N/A <input type="checkbox"/> | N/A <input type="checkbox"/> | Well site locations. |
| N/A <input type="checkbox"/> | N/A <input type="checkbox"/> | Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Easements. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any. |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | A number or letter to identify each lot or site and each block (numbered sequentially). |
| N/A <input type="checkbox"/> | N/A <input type="checkbox"/> | Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration. |
| N/A <input type="checkbox"/> | N/A <input type="checkbox"/> | Greenways dedication. |
| N/A <input type="checkbox"/> | N/A <input type="checkbox"/> | Public areas. |
| N/A <input type="checkbox"/> | N/A <input type="checkbox"/> | Other public improvements, including but not limited to parks, schools and other public facilities. |
| <input checked="" type="checkbox"/> | | Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan. |
| <input checked="" type="checkbox"/> | | Are there impact fees associated with this development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |



Legislation Details (With Text)

File #: 14-628 **Version:** 1 **Name:** Summit Crossing Phase 2B Preliminary Plan
Type: Preliminary Plan **Status:** Agenda Ready
File created: 8/14/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 8/21/2014 **Final action:**
Title: Presentation, possible action, and discussion regarding a waiver request to Subdivision Regulations Section 8-J 'Blocks' and a presentation, possible action, and discussion on a Preliminary Plan for Summit Crossing Subdivision Phase 2B consisting of 34 townhouse lots and one common area on approximately 4.773 acres located at 1742 Lonetree Drive, more generally located north of Harvey Road and east of the Crescent Pointe Subdivision. Case #14-00900155 (J. Schubert)

Sponsors:

Indexes:

Code sections:

Attachments: [Staff Report](#)
[Application](#)
[Preliminary Plan](#)

Date	Ver.	Action By	Action	Result
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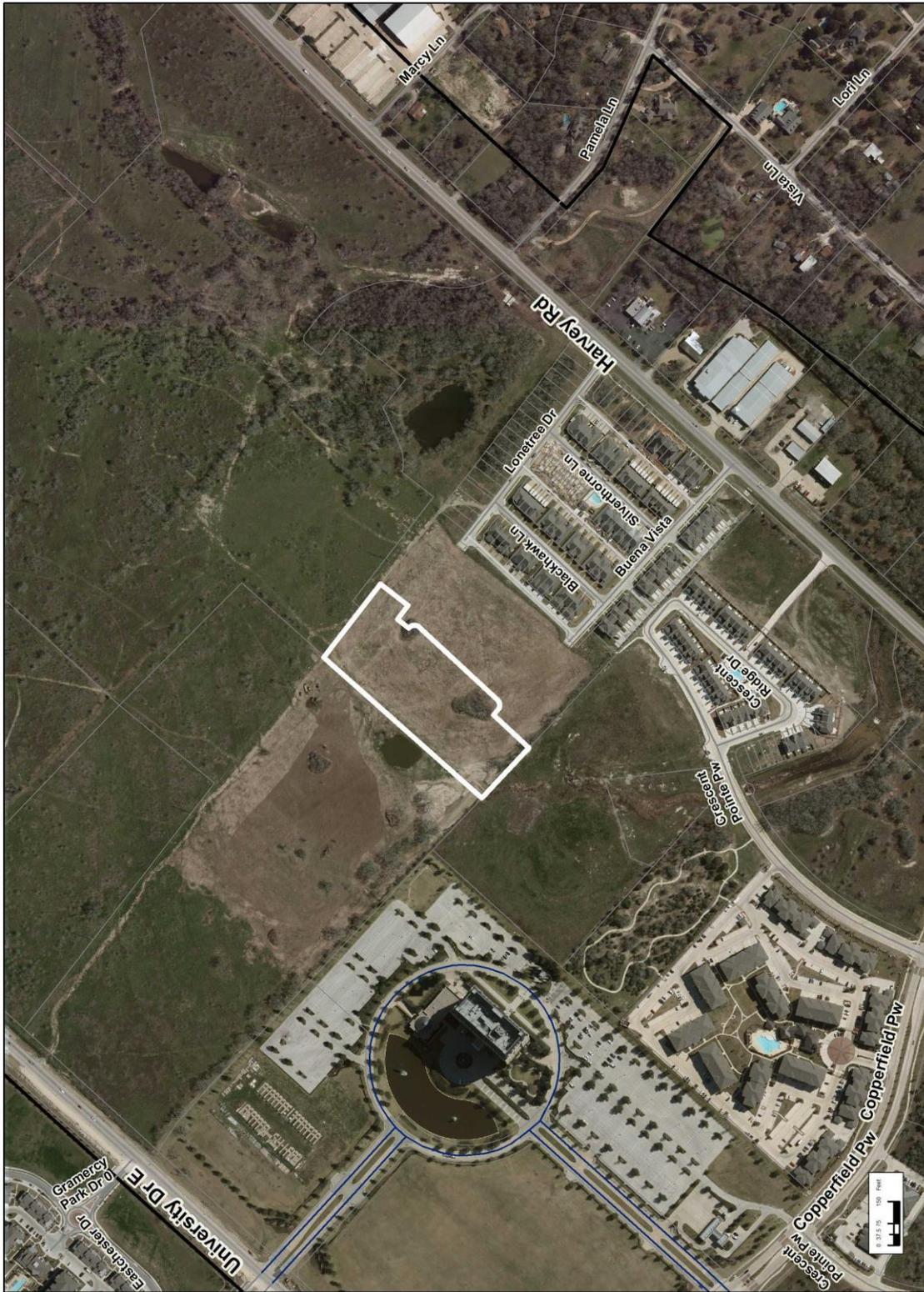
Presentation, possible action, and discussion regarding a waiver request to Subdivision Regulations Section 8 -J 'Blocks' and a presentation, possible action, and discussion on a Preliminary Plan for Summit Crossing Subdivision Phase 2B consisting of 34 townhouse lots and one common area on approximately 4.773 acres located at 1742 Lonetree Drive, more generally located north of Harvey Road and east of the Crescent Pointe Subdivision. **Case #14-00900155 (J. Schubert)**



CITY OF COLLEGE STATION

PRELIMINARY PLAN
for
Summit Crossing Phase 2B
14-00900155

- SCALE:** 34 townhouse lots and one common area on approximately 4.773 acres
- LOCATION:** Generally located northwest of Lonetree Drive and Buena Vista and Summit Crossing Phase 1 in the Summit Crossing Subdivision
- ZONING:** PDD Planned Development District
- APPLICANT:** Rabon Metcalf, RME Consulting Engineers
- PROJECT MANAGER:** Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov
- RECOMMENDATION:** Staff recommends approval of the waiver request to Subdivision Regulations Section 8-J 'Blocks' for the block length of 1,639 feet along Buena Vista. If the waiver is approved by the Commission, the Preliminary Plan should be approved. If the waiver is denied, the Preliminary Plan should also be denied.



Case: 14-155

SUMMIT CROSSING PH 2B

DEVELOPMENT REVIEW

PRELIMINARY PLAN

DEVELOPMENT HISTORY

Annexation: 1980

Zoning: A-O Agricultural Open (upon annexation)
PDD Planned Development (2003)

Site development: This portion of the tract is vacant. Thirty-four townhouse lots are proposed, each averaging 0.096 acres in size.

COMMENTS

Water: There are proposed 8-inch waterlines along Lonetree Drive and Buena Vista to be constructed and extended with Summit Crossing Phase 2A. The Phase 2A infrastructure will need to be constructed and accepted prior to acceptance of the Phase 2B infrastructure. Domestic and fire flow demands will necessitate future water main extensions with the Final Plat. These utilities will be required to be designed and constructed in accordance with the BCS Unified Design Guidelines.

Sewer: Sanitary sewer service will be provided from proposed 6-inch and 8-inch mains which will be extended to serve this phase with the construction of Summit Crossing Phase 2A. The Phase 2A infrastructure will need to be constructed and accepted prior to acceptance of the Phase 2B infrastructure. A sewer report for the subdivision is required with the Final Plat, but preliminary analysis of the existing system has indicated that there is available capacity to serve this development. Sewer is to be provided to each lot in accordance with the BCS Unified Design Guidelines.

Off-site Easements: N/A

Drainage: The subject tract is located in the Hudson Creek drainage basin. Development of the subject tract will be required to meet the requirements of the BCS Unified Stormwater Design Guidelines. Detention will be required when the property is final platted.

Flood Plain: No portion of the property has been designated FEMA Special Flood Hazard Area.

Greenways: No greenway dedication is required or proposed.

Pedestrian Connectivity: Sidewalks are continued along Buena Vista and Lone Tree Drive and are provided on one side of each street as this project is vested to previous standards that only required a sidewalk on one side of a local street.

Bicycle Connectivity: No bicycle facilities are required or proposed.

Streets: The proposed development will continue Buena Vista and Lone Tree Drive, which connect to Harvey Road to the south. The Master Development Plan approved in November 2007 showed the street stub to the north being through Buena Vista. The

proposed Preliminary Plan shifts the street stub to Lonetree Drive.

Oversize Request: N/A

Parkland Dedication: Park land in the amount of 8.8 acres was dedicated with Phase 1. Neighborhood park land development fees of \$12,172 (34 lots x \$358) will be due prior to filing of the Final Plat.

Impact Fees: N/A

REVIEW CRITERIA

1. **Compliance with Comprehensive Plan and Unified Development Ordinance:** The subject property is designated Urban on the Comprehensive Plan Future Land Use and Character Map. The property is zoned PDD Planned Development District with townhomes as proposed with this Preliminary Plan.
2. **Compliance with Subdivision Regulations:** The proposed Preliminary Plan is in compliance with the previous Subdivision Regulations that are applicable to this project except for the following waiver request:
 - **Subdivision Regulations Section 8-J 'Blocks'** – Blocks in single-family residential areas may be a maximum of 1,200 feet in length. The outside portion of Buena Vista from the intersection with Lonetree Drive through Phases 1 & 2A down to Harvey Road is 1,639 linear feet. As a result, the applicant is requesting a block length waiver of 439 feet. The property to the west is platted as the Crescent Pointe Subdivision so a street stub to the west to break block length along this portion of Buena Vista is not possible.

In accordance with the Subdivision Regulations, when considering a waiver the Planning and Zoning Commission should make the following findings to approve the waiver:

- 1) **That there are special circumstances or conditions affecting the land involved such that strict application of the provisions of this chapter will deprive the applicant of the reasonable use of his land;**
The applicant states the adjustment of the street extension from Buena Vista to Lonetree Drive will be in more in-line with restrictions imposed by the gas/overhead electric easement and having no street connection to the Crescete Pointe Subdivision.
- 2) **That the waivers are necessary for the preservation and enjoyment of a substantial property right of the applicant;**
The applicant states that realignment of the projection to the north being shifted from Buena Vista stub to a Lonetree Drive stub allows the proper placement of a regional detention facility at the downstream limit of Summit Crossing Phase 2B.
- 3) **That the granting of the waivers will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering this chapter; and**
Granting the waiver will not be severely detrimental public health, safety, or welfare. While potential connectivity may be slightly reduced, the proposed layout helps limit the straight, local through streets.

- 4) **That the granting of the waivers will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this chapter.**

Granting of the waiver does not affect the ability of surrounding areas to subdivide as the property to the west is already platted and a street stub is provided to the tract to the north in a more central location.

STAFF RECOMMENDATION

Staff recommends approval of the waiver request to Subdivision Regulations Section 8-J 'Blocks' for the block length of 1,639 feet along Buena Vista. If the waiver is approved by the Commission, the Preliminary Plan should be approved. If the waiver is denied, the Preliminary Plan should also be denied.

SUPPORTING MATERIALS

1. Application
2. Copy of Preliminary Plan



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-155</u>
DATE SUBMITTED:	<u>6-17-14</u>
TIME:	<u>10:04</u>
STAFF:	<u>CD</u>

PRELIMINARY PLAN APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS:

- \$932 Preliminary Plan Application Fee.
- \$233 Waiver Request to Subdivision Regulations Fee (if applicable).
- Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
- Fourteen (14) folded copies of plan. A revised mylar original must be submitted after approval.
- Title report for property current within ninety (90) days or accompanied by a Nothing Further Certificate current within ninety (90) days. The report must include applicable information such as ownership, liens, encumbrances, etc.
- Impact study (if oversized participation is requested).
- The attached Preliminary Plan checklist with all items checked off or a brief explanation as to why they are not.

Date of Optional Preapplication Conference _____

NAME OF PROJECT Summit Crossing, Phase 2B

ADDRESS _____

SPECIFIED LOCATION OF PROPOSED SUBDIVISION:

North side of SH 30 (Harvey Road East) and located at the NW end of Phase 2A.

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name RME Consulting Engineers (c/o Rabon A. Metcalf, PE) E-mail rabon@rmengineer.com

Street Address PO Box 9253

City College Station State TX Zip Code 77842

Phone Number (979) 764-0704 Fax Number (979) 764-0704

PROPERTY OWNER'S INFORMATION (ALL owners must be identified. Please attach an additional sheet for multiple owners):

Name The Summit Crossing, LLC (Jim Easterly) E-mail jimeasterly@gmail.com

Street Address 809 University Drive E., Ste. 101B

City College Station State TX Zip Code 77840

Phone Number (979) 218-6775 Fax Number _____

ARCHITECT OR ENGINEER'S INFORMATION:

Name Same As Applicant E-mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

Total Acreage 4.77 Total No. of Lots 34 R-O-W Acreage 1.052

Number of Lots By Zoning District 34 / PDD / / /

Average Acreage Of Each Residential Lot By Zoning District:

0.096 / PDD / / /

Floodplain Acreage 0.00

NOTE: Appropriate zoning for the proposed subdivision must be in place before this application can be considered complete.

Are you proposing to dedicate park land by acreage or fee in lieu of land? Fee

Are you proposing to develop the park dedicate the development fee? (Check one)

This information is necessary to help staff identify the appropriate standards to review the application and will be used to help determine if the application qualifies for vesting to a previous ordinance. Notwithstanding any assertion made, vesting is limited to that which is provided in Chapter 245 of the Texas Local Government Code or other applicable law.

Is this application a continuation of a project that has received prior City platting approval(s) and you are requesting the application be reviewed under previous ordinance as applicable?

Yes

No

If yes, provide information regarding the first approved application and any related subsequent applications (provide additional sheets if necessary):

Project Name: Summit Crossing - Master Development Plan

City Project Number (in known): _____

Date / Timeframe when submitted: _____

Requested waiver to subdivision regulations and reason for same (if applicable):

Block length waiver for adjustment of street extension location. Block length waiver (block length = 1,639 LF) for the extension of Lonetree Drive in lieu of Buena Vista.

Regarding the waiver request, explain how:

1. There are special circumstances or conditions affecting the land involved such that strict application of the subdivision regulations will deprive the applicant of the reasonable use of his land.

The adjustment of the residential street extension will be more in-line with the existing restrictions imposed by the gas/overhead electric easement and having no "through" connection point to the Crescent Pointe subdivision.

2. The waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

Yes, this realignment will allow for the proper placement of a regional detention facility at the downstream limit of Summit Crossing, Ph 2B and the adjacent development to the NW.

3. The granting of the waiver will not be detrimental to the public health, safety, or welfare, or injurious to other property in the area, or to the City in administering subdivision regulations.

No, the realignment will still allow for proper connection of thoroughfares and local streets.

4. The granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the Unified Development Ordinance.

No, this wavier will allow for the planned master development of Summit Crossing.

Fee in lieu of sidewalk construction is being requested because of the following condition (if applicable):

1. An alternative pedestrian way or multi-use path has been or will be provided outside the right-of-way;
2. The presence of unique or unusual topographic, vegetative, or other natural conditions exist so that strict adherence to the sidewalk requirements of the UDO is not physically feasible or is not in keeping with the purposes and goals of the UDO or the City's comprehensive Plan;
3. A capital improvement project is imminent that will include construction of the required sidewalk. Imminent shall mean the project is funded or projected to commence within twelve (12) months;
4. Existing streets constructed to rural section that are not identified on the Thoroughfare Plan with an estate / rural context;
5. When a sidewalk is required along a street where a multi-use path is shown on the Bicycle, Pedestrian, and Greenways Master Plan;

- 6. The proposed development is within an older residential subdivision meeting the criteria in Platting and Replatting within Older Residential Subdivisions Section of the UDO; or
- 7. The proposed development contains frontage on a Freeway / Expressway as designated by Map 6.6, Thoroughfare Plan - Functional Classification, in the City's Comprehensive Plan.

Detailed explanation of condition identified above:

Not applicable.

NOTE: A waiver to the sidewalk requirements and fee in lieu of sidewalk construction shall not be considered at the same time by the Planning & Zoning Commission.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf. LIEN HOLDERS identified in the title report are also considered owners and the appropriate signatures must be provided as described above.

Jimmy Carter owner
Signature and title

6-8-14
Date

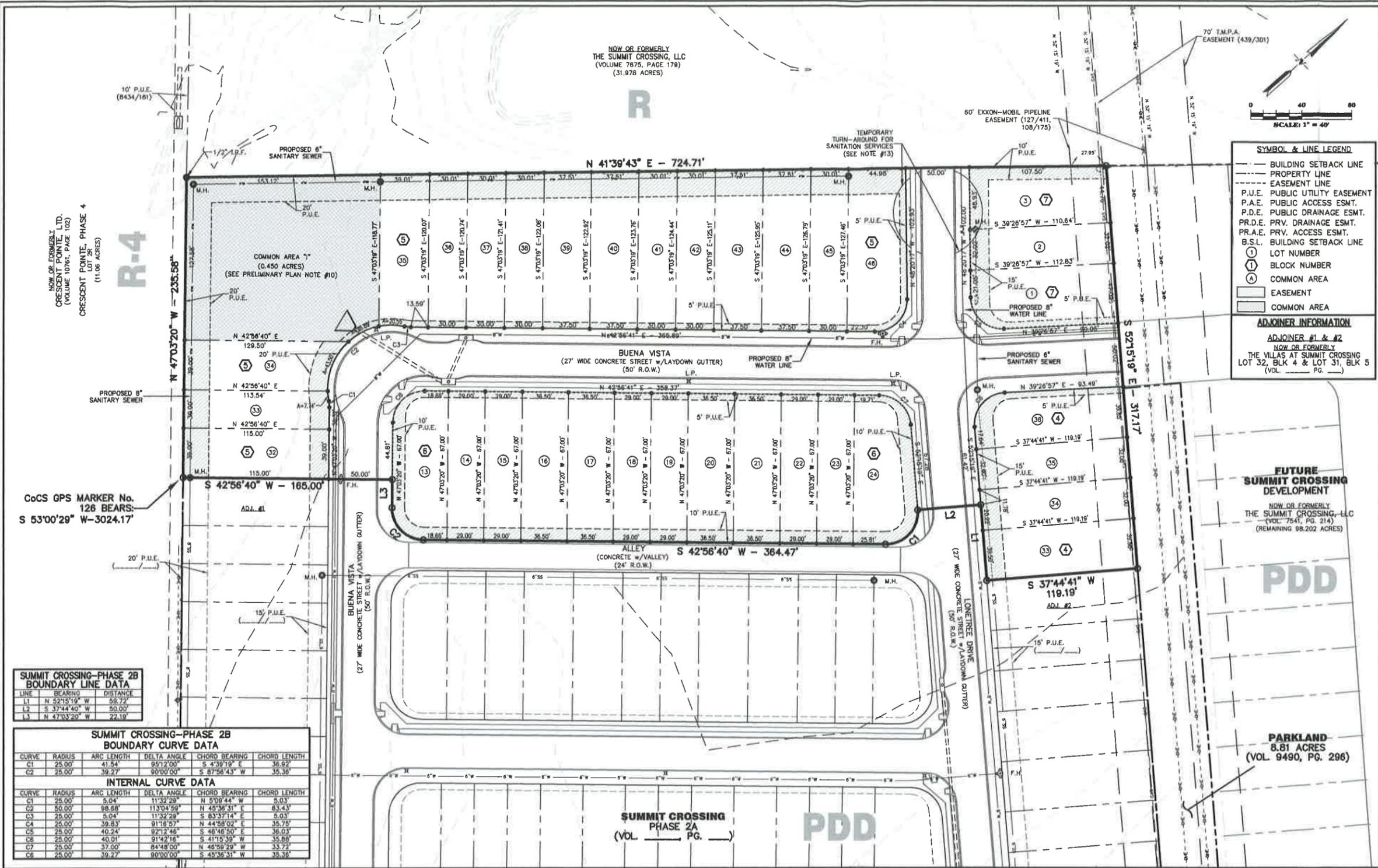


PRELIMINARY PLAN MINIMUM REQUIREMENTS
(ALL CITY ORDINANCES MUST BE MET)
INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- Drawn on 24" x 36" sheet to scale of 100' per inch or larger. Include the words "PRELIMINARY PLAN - NOT FOR RECORD" in letters 1/2" high. If more than 1 sheet, an index sheet showing entire subdivision at a scale of 500 feet per inch or larger.
- Vicinity map which includes enough of surrounding area to show general location of subject property in relationship to College Station and its City Limits. No scale required but include north arrow.
- Title Block with the following information:
 - Name and address of subdivider, recorded owner, engineer and surveyor.
 - Proposed name of subdivision (subdivision name & street names will be approved through Brazos County 911).
 - Date of preparation (including the date the plat was submitted and the dates of any revisions on the plat).
 - Engineer's scale in feet.
 - Total area intended to be developed.
- North Arrow.
- Location of current city limit lines and current zoning district boundary. The appropriate zoning district(s) must be in place for the proposed land uses before the application for a subdivision.
- Subdivision boundary indicated by heavy lines. Boundary must include all of parent tract.
- Descriptions by metes and bounds of the subdivision which shall close within accepted land survey standards. (Labeled on boundary lines, not separate metes and bounds description.)
- Primary control points or descriptions and ties to such control point, to which, later, all dimensions, angles, bearings, block numbers, and similar data shall be referred. The plat shall be located with respect to a corner of the survey or tract, or an original corner of the original survey of which it is a part.
- Name of contiguous subdivisions and names of owners of contiguous parcels of unsubdivided land, and an indication whether or not contiguous properties are platted.
- Location of the 100 Year Floodplain and Floodway, if applicable, according to the most recent available data.
- Topographic information, including contours at two foot (2 ft.) intervals, wooded areas, and flowline elevation of streams.
- Proposed land uses (in compliance with existing zoning district).
- The location and description with accurate dimensions, bearings or deflection angles and radii, area, center angle, degree of curvature, tangent distance and length of all curves for all of the following: (Show existing items that are intersecting or contiguous with the boundary of or forming a boundary with the subdivision, as well as, those within the subdivision).

Existing Proposed

- Streets. Continuous or end in a cul-de-sac, stubbed out streets must end into a temp. turn around unless they are shorter than 100 feet.
- Public and private R.O.W. locations and widths. (All existing and proposed R.O.W.'s sufficient to meet Thoroughfare Plan.)
- Street offsets and/or intersection angles meet ordinance.
- Alleys.
- Well site locations.
- Pipelines. If carrying flammable gas or fuel, also show size of line, design pressure and product transported through the line.
- Utility services (water & sanitary sewer). All existing and proposed utilities of sufficient size/depth to meet the utility master plan and any future growth areas.
- Easements.
- Drainage structures and improvements including underground storm sewer and all overland systems (flow line of existing watercourses) and showing where these will discharge. Proposed channel cross sections, if any.
- A number or letter to identify each lot or site and each block (numbered sequentially).
- Parkland dedication/greenbelt area/park linkages. All proposed dedications must be reviewed by the Parks and Recreation Advisory Board and documentation of their recommendation provided prior to being scheduled for P&Z Commission consideration.
- Greenways dedication.
- Public areas.
- Other public improvements, including but not limited to parks, schools and other public facilities.
- Proposed phasing. Each phase must be able to stand alone to meet ordinance requirements and infrastructure costs shown to be distributed evenly throughout the subdivision. Phases must be final platted in sequential order as shown or defined on the preliminary plan.
- Are there impact fees associated with this development? Yes No



SYMBOL & LINE LEGEND

- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.A.E. PUBLIC ACCESS ESMT.
- P.D.E. PUBLIC DRAINAGE ESMT.
- PR.D.E. PRIV. DRAINAGE ESMT.
- PR.A.E. PRIV. ACCESS ESMT.
- B.S.L. BUILDING SETBACK LINE
- LOT NUMBER
- BLOCK NUMBER
- COMMON AREA
- EASEMENT
- COMMON AREA

ADJOINER INFORMATION

ADJOINER #1 & #2
 NOW OR FORMERLY
 THE SUMMIT CROSSING
 LOT 32, BLK 4 & LOT 31, BLK 5
 (VOL. _____ PG. _____)

- PRELIMINARY PLAN NOTES:**
- THIS TRACT DOES NOT LIE WITHIN THE FLOOD PLAIN AS GRAPHICALLY DEPICTED ON F.E.M.A. - FIRM COMMUNITY PANEL NO. 48041C 0220E, MAY 16, 2012.
 - BASE OF BEARING:** BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - ALL PROPERTY CORNERS ARE MONUMENTED BY 1/2" IRON RODS UNLESS OTHERWISE NOTED.
 - RIGHT-OF-WAY DEDICATION OF ALL LOCAL STREET DEDICATION WILL CONSIST OF 1.052 ACRES IN TOTAL.
 - ALL UTILITY EASEMENTS MUST BE CLEARED OF ALL BRUSH AND TREES, IMPLYING NO LANDSCAPING OR PERMANENT STRUCTURES WITHIN THE UTILITY EASEMENT WILL BE ALLOWED.
 - DIMENSIONS SHOWN INTERIOR TO THE LOT, ALONG CURVES, BEGINNING WITH "A-" ARE ARC LENGTHS.
 - THE INSTALLATION OF STREET LIGHTS WILL BE REQUIRED AND INSTALLED IN ACCORDANCE WITH THE COCS UNIFIED DEVELOPMENT ORDINANCE (LATEST EDITION).
 - BUILDING SETBACKS SHALL BE IN COMPLIANCE WITH THE UNIFIED DEVELOPMENT ORDINANCE (UDO), LATEST EDITION, FOR THE CURRENT ZONING, PDD-PLANNED DEVELOPMENT DISTRICT (ORDINANCE #2668).
 - NO PARKING IS ALLOWED WITHIN THE ALLEY RIGHT-OF-WAYS (PUBLIC OR PRIVATE).
 - COMMON AREAS, DRAINAGE STRUCTURE AREAS AND ACCESS EASEMENTS ARE PRIVATE AND THEY WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION (HOA). SIDEWALKS LOCATED IN PRIVATE ACCESS EASEMENTS WILL ALSO BE MAINTAINED BY THE HOA.
 - TOPOGRAPHICAL & UTILITY INFORMATION WAS OBTAINED FROM AN ON-THE-GROUND SURVEY PERFORMED BY KERR SURVEYING, UNDER THE DIRECTION OF BRAD KERR, R.P.L.S. 4502.
 - THE PUBLIC INFRASTRUCTURE FOR SUMMIT CROSSING, PHASE 2A WILL BE REQUIRED TO BE BUILT AND ACCEPTED BY THE CITY PRIOR TO THE PUBLIC INFRASTRUCTURE OF PHASE 2B BEING ACCEPTED.
 - THE TURN-AROUND (R=70') SHOWN AT THE TERMINUS OF LONETREE DRIVE IS TEMPORARY AND SHALL BE REMOVED ONCE THIS STREET IS EXTENDED.

NOW OR FORMERLY
 CRESCENT POINTE, LTD.
 (VOLUME 10161, PAGE 102)
 CRESCENT POINTE, PHASE 4
 LOT 2R
 (11.06 ACRES)

CoCS GPS MARKER No. 126 BEARS:
 S 53°00'29" W - 3024.17'

SUMMIT CROSSING-PHASE 2B BOUNDARY LINE DATA

LINE	BEARING	DISTANCE
L1	N 52°15'19" W	59.72'
L2	S 37°44'41" W	50.00'
L3	N 47°03'20" W	22.19'

SUMMIT CROSSING-PHASE 2B BOUNDARY CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	41.54'	95°12'00"	S 4°39'19" E	35.92'
C2	25.00'	39.27'	90°00'00"	S 87°56'43" W	35.36'

INTERNAL CURVE DATA

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	5.04'	11°32'29"	N 5°09'44" W	5.03'	
C2	50.00'	98.88'	113°04'59"	N 45°36'31" E	83.43'
C3	25.00'	5.04'	11°32'29"	S 83°37'14" E	5.03'
C4	25.00'	39.83'	91°18'57"	N 44°58'02" E	35.75'
C5	25.00'	40.24'	92°12'46"	S 46°46'50" E	36.03'
C6	25.00'	40.01'	91°42'18"	S 41°19'39" W	35.86'
C7	25.00'	37.00'	84°48'00"	N 46°59'29" W	33.72'
C8	25.00'	39.27'	90°00'00"	S 45°36'31" W	35.36'

NOT FOR RECORD

SURVEYED BY: KERR SURVEYING, LLC
 409 NORTH TEXAS AVENUE
 BRYAN, TEXAS 77803
 PHONE (979) 268-3195

PRELIMINARY PLAN OF SUMMIT CROSSING PHASE 2B

LOTS 33-36, BLOCK FOUR LOTS 32-46, BLOCK FIVE
 LOTS 13-24, BLOCK SIX LOTS 1-3, BLOCK SEVEN
 0.450 AC COMMON AREA & 1.052 AC R.O.W. DEDICATION
34 LOTS - TOTAL: 4.773 ACRES
 J.W. SCOTT SURVEY, A-49
 COLLEGE STATION, BRAZOS COUNTY, TEXAS
 SURVEYED: JUNE 2014

RME Consulting Engineers

3800 S.H. No. 6 SOUTH, STE. 108G <77845>
 POST OFFICE BOX 9253
 COLLEGE STATION, TEXAS 77842
 EMAIL: civil@engineer.com
 OFFICE - (979) 764-0704
 FAX - (979) 764-0704
 TEXAS FIRM REGISTRATION No. F-4695

LANDOWNER INFORMATION
 THE SUMMIT CROSSING, LLC
 c/o JIM EASTERLY
 809 UNIVERSITY DR. E, STE. 101B
 COLLEGE STATION, TX 77840
 OFF: (979) 218-6775
 EMAIL: JIMEASTERLY@GMAIL.COM
 FILENAME: 0495PPIA | SCALE: 1"=40'
 SUBMITTED DATE: 6/16/14
 REVISIONS: 7/2/14

DRAWN BY: R.A.M. CHECKED BY: BRAD KERR
 FIELD BOOK: N/A PAGES: N/A
 RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
298 - 0542

14-185
 7/2/14
 1-38



Legislation Details (With Text)

File #: 14-629 **Version:** 1 **Name:** Williams Lake Rezoning
Type: Rezoning **Status:** Agenda Ready
File created: 8/14/2014 **In control:** Planning and Zoning Commission Regular
On agenda: 8/21/2014 **Final action:**
Title: Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to E Estate for approximately 71 acres being all of the remainder of a 39.44-acre tract as described as Tract One and the remainder of a 29.29-acre tract as described as Tract Two by a deed of Joe & Janet Johnson Land & Investments, LP recorded in volume 7803, page 244, a 2.84-acre tract as described by a deed to Joe & Janet Johnson Land & Investments, LP recorded in volume 8017, page 273, and a 0.216-acre tract as described by a deed to Joe & Janet Johnson Land & Investments, LP recorded in volume 8317, page 62 of the Official Public Records of Brazos County, Texas, generally located at 8601 Rock Prairie Road. Case #14-00900172 (J. Schubert) (Note: Final action on this item is scheduled for the September 11, 2014 City Council meeting - subject to change)

Sponsors:

Indexes:

Code sections:

- Attachments:** [Staff Report](#)
[Application](#)
[Rezoning Map](#)

Date	Ver.	Action By	Action	Result
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Public hearing, presentation, possible action, and discussion regarding an ordinance amending Chapter 12, "Unified Development Ordinance," Section 12-4.2, "Official Zoning Map," of the Code of Ordinances of the City of College Station, Texas by changing the zoning district boundaries from R Rural to E Estate for approximately 71 acres being all of the remainder of a 39.44-acre tract as described as Tract One and the remainder of a 29.29-acre tract as described as Tract Two by a deed of Joe & Janet Johnson Land & Investments, LP recorded in volume 7803, page 244, a 2.84-acre tract as described by a deed to Joe & Janet Johnson Land & Investments, LP recorded in volume 8017, page 273, and a 0.216-acre tract as described by a deed to Joe & Janet Johnson Land & Investments, LP recorded in volume 8317, page 62 of the Official Public Records of Brazos County, Texas, generally located at 8601 Rock Prairie Road. **Case #14-00900172 (J. Schubert) (Note: Final action on this item is scheduled for the September 11, 2014 City Council meeting - subject to change)**



CITY OF COLLEGE STATION
Home of Texas A&M University®

**REZONING REQUEST
FOR
WILLIAMS LAKE
14-00900172**

REQUEST: R Rural to E Estate

SCALE: Approximately 71 acres

LOCATION: 8601 Rock Prairie Rd.
Being all of the remainder of a 39.44-acre tract as described as Tract One and the remainder of a 29.29-acre tract as described as Tract Two by a deed of Joe & Janet Johnson Land & Investments, LP recorded in volume 7803, page 244, a 2.84-acre tract as described by a deed to Joe & Janet Johnson Land & Investments, LP recorded in volume 8017, page 273, and a 0.216-acre tract as described by a deed to Joe & Janet Johnson Land & Investments, LP recorded in volume 8317, page 62 of the Official Public Records of Brazos County

APPLICANTS: Joe & Janet Johnson, owners

PROJECT MANAGER: Jason Schubert, AICP, Principal Planner
jschubert@cstx.gov

RECOMMENDATION: Staff recommends approval of the rezoning request.



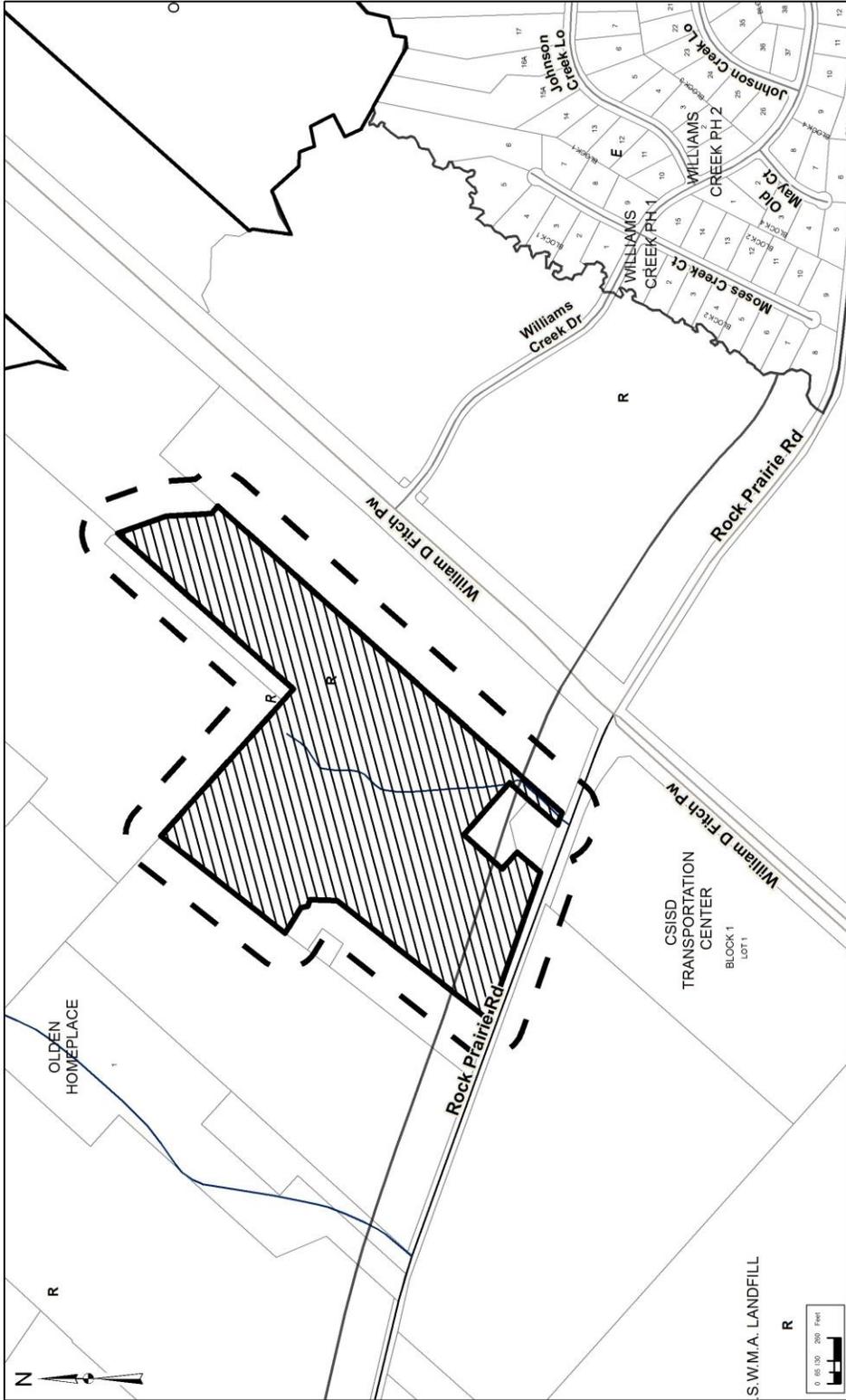
REZONING

Case: 14-172

WILLIAMS LAKE SUBDIVISION

DEVELOPMENT REVIEW





Zoning Districts

R	Rural	R - 4	Multi-Family	BPI	Business Park Industrial	PDD	Planned Development District
E	Estate	R - 6	High Density Multi-Family	NAP	Natural Areas Protected	WPC	Wolf Pen Creek Dev. Corridor
RS	Restricted Suburban	MHP	Manufactured Home Park	C - 3	Light Commercial	NG - 1	Core Northgate
GS	General Suburban	O	Office	M - 1	Light Industrial	NG - 2	Transitional Northgate
R - 1B	Single Family Residential	SC	Suburban Commercial	M - 2	Heavy Industrial	NG - 3	Residential Northgate
D	Duplex	GC	General Commercial	C - U	College and University	OV	Corridor Overlay
T	Townhouse	CI	Commercial-Industrial	R & D	Research and Development	RDD	Redevelopment District
		BP	Business Park	P-MUD	Planned Mixed-Use Development	KO	Krensek Tap Overlay

	DEVELOPMENT REVIEW	WILLIAMS LAKE SUBDIVISION	REZONING
Case: 14-172			

NOTIFICATIONS

Advertised Commission Hearing Date: August 21, 2014
Advertised Council Hearing Dates: September 11, 2014

The following neighborhood organizations that are registered with the City of College Station's Neighborhood Services have received a courtesy letter of notification of this public hearing:

None

Property owner notices mailed: Nine
Contacts in support: None at the time of staff report.
Contacts in opposition: None at the time of staff report.
Inquiry contacts: One

ADJACENT LAND USES

Direction	Comprehensive Plan	Zoning	Land Use
North	Estate	R Rural	Single-family
South	Estate and Suburban Commercial	R Rural	Single-family Vacant
East	Estate and Natural Areas Reserved	R Rural	Agricultural uses Floodplain
West (across Rock Prairie Road)	Institutional/Public	R Rural	Former Rock Prairie landfill CSISD Transportation facility

DEVELOPMENT HISTORY

Annexation: 1983 (Rock Prairie Road frontage, 2002 (remainder of tract)
Zoning: A-O Agricultural Open (upon annexation)
A-O Agricultural Open renamed R Rural (2013)
Final Plat: Not platted
Site development: Most vacant with a cell tower and an existing manmade pond

REVIEW CRITERIA

- 1. Consistency with the Comprehensive Plan:** The majority of the subject tract is designated as Estate on the Comprehensive Plan Future Land Use and Character Map with a small portion along Rock Prairie Road designated as Suburban Commercial. According to the Comprehensive Plan, the Estate designation is generally for areas that, due to public service limitations or a prevailing rural character, should have limited development activities. These areas will tend to consist of low-density single-family residential lots of at least one acre in size or lots that average 20,000 square feet clustered around open space.

The Suburban Commercial portion is part of a larger area intended to provide the opportunity for smaller scale commercial at the intersection of Rock Prairie Road and

William D. Fitch Parkway. As the Future Land Use and Character is not parcel based, this tract is considered as Estate for purposes of this rezoning request.

2. **Compatibility with the present zoning and conforming uses of nearby property and with the character of the neighborhood:** The proposed zoning will conform with the nearby properties in that it will allow large lot single-family development to occur in an existing low density area.
3. **Suitability of the property affected by the amendment for uses permitted by the district that would be made applicable by the proposed amendment:** The subject tract is suitable for the proposed zoning to allow low-density single-family residential.
4. **Suitability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The surrounding areas is zoned R Rural and the area has remained rural in character. In order to facilitate develop, generally a rezoning to another zoning district is necessary.
5. **Marketability of the property affected by the amendment for uses permitted by the district applicable to the property at the time of the proposed amendment:** The applicant states that the marketability of the tract is limited with the existing R Rural zoning as a low number of lots could be created that do not support the cost of the required infrastructure.
6. **Availability of water, wastewater, stormwater, and transportation facilities generally suitable and adequate for the proposed use:** The frontage along Rock Prairie Road is located within College Station Utilities water service area with the majority of the remainder of the tract located in the Wellborn Special Utility District service area. The applicant has provided a verification letter that Wellborn Special Utility District has capacity to serve the area. The City of College Station has a 18-inch water line along Rock Prairie Road and a 12-inch water line along William D Fitch Parkway. A 12-inch sanitary sewer line is also located along William D. Fitch Parkway. The tract is not located in an identified flood hazard area and the northeast part of the tract has a pond and an existing drainage way out to the north toward a Carter Creek tributary. Drainage and other public infrastructure is required with development to be designed and constructed in accordance with the B/CS Unified Design Guidelines. Access to the sites will be available via Rock Prairie Road which is classified as a Minor Arterial on the Throughfare Plan but is currently constructed to a two-lane rural section. A Minor Collector also bisects the tract, will be constructed with development of the tract, and will extend to William D. Fitch Parkway when the adjacent tract the south develops. Existing infrastructure appears to be adequate for the proposed use.

STAFF RECOMMENDATION

Staff recommends approval of the rezoning request.

SUPPORTING MATERIALS

1. Application
2. Rezoning Map



FOR OFFICE USE ONLY	
CASE NO.:	<u>14-90072</u>
DATE SUBMITTED:	<u>7-9-14</u>
TIME:	<u>12:15</u>
STAFF:	<u>PK</u>

ZONING MAP AMENDMENT (REZONING) APPLICATION GENERAL

MINIMUM SUBMITTAL REQUIREMENTS:	
<input checked="" type="checkbox"/>	\$1,165 Rezoning Application Fee.
<input checked="" type="checkbox"/>	Application completed in full. This application form provided by the City of College Station must be used and may not be adjusted or altered. Please attach pages if additional information is provided.
<input type="checkbox"/> <i>N/A</i>	Traffic Impact Analysis or calculations of projected vehicle trips showing that a TIA is not necessary for the proposed request.
<input checked="" type="checkbox"/>	One (1) copy of a fully dimensioned map on 24" x 36" paper showing: <ul style="list-style-type: none"> a. Land affected; b. Legal description of area of proposed change; c. Present zoning; d. Zoning classification of all abutting land; and e. All public and private rights-of-way and easements bounding and intersecting subject land.
<input checked="" type="checkbox"/>	Written legal description of subject property (metes & bounds or lot & block of subdivision, whichever is applicable).
<input checked="" type="checkbox"/>	A CAD (dxf/dwg) - model space State Plane NAD 83 or GIS (shp) digital file (e-mailed to P&DS_Digital_Submittal@cstx.gov).
<p>NOTE: If a petition for rezoning is denied by the City Council, another application for rezoning shall not be filed within a period of 180 days from the date of denial, except with permission of the Planning & Zoning Commission.</p>	

Date of Optional Preapplication Conference June 11, 2014

NAME OF PROJECT Williams Lake Subdivision

ADDRESS Rock Prairie Road at William D. Fitch, 2242 Carl Lane, 8601 Rock Prairie Road

LEGAL DESCRIPTION (Lot, Block, Subdivision) Thomas Caruthers League, A-9

GENERAL LOCATION OF PROPERTY, IF NOT PLATTED:
North of the intersection of Rock Prairie Road and Wm. D. Fitch Parkway.

TOTAL ACREAGE 71.136 Acres

APPLICANT/PROJECT MANAGER'S INFORMATION (Primary contact for the project):

Name Joe Johnson E-mail joejohnson1889@hotmail.com

Street Address P.O. Box 800

City Coleman State Texas Zip Code 76834

Phone Number 979.229.0310 Fax Number 325.357.4414

PROPERTY OWNER'S INFORMATION:

Name Joe & Janet Johnson Land & Investments, LP E-mail joejohnson1889@hotmail.com

Street Address P.O. Box 800

City Coleman State Texas Zip Code 76834

Phone Number 979.229.0310 Fax Number 325.357.4414

OTHER CONTACTS (Please specify type of contact, i.e. project manager, potential buyer, local contact, etc.):

Name Schultz Engineering, LLC - Joe Schultz, P.E. E-mail joeschultz84@verizon.net
Street Address 2730 Longmire Drive, Suite A
City College Station State Texas Zip Code 77845
Phone Number 979.764.3900 Fax Number 979.764.3910

This property was conveyed to owner by deed dated January 14, 2014 and recorded in Volume 11804, Page 1 of the Brazos County Official Records.

Existing Zoning R - Rural Proposed Zoning E - Estate
Present Use of Property Vacant
Proposed Use of Property Single Family Residential

REZONING SUPPORTING INFORMATION

1. List the changed or changing conditions in the area or in the City which make this zone change necessary.

The demand for single family residential lots remains high creating the need for additional subdivisions.

2. Indicate whether or not this zone change is in accordance with the Comprehensive Plan. If it is not, explain why the Plan is incorrect.

The zone change is in accordance with the Comprehensive Plan except a small portion of this tract is shown as Suburban Commercial Land Use. The amount of Suburban Commercial area is not large enough on this tract for a viable commercial development.

3. How will this zone change be compatible with the present zoning and conforming uses of nearby property and with the character of the neighborhood?

The existing zoning is Rural and the uses of the nearby property is pasture with some single family homes so this Estate lot single family residential zoning is compatible.

4. Explain the suitability of the property for uses permitted by the rezoning district requested.

The water and sewer infrastructure is in place to support the requested zoning and the land characteristics such as the vegetation and topography are suitable for the requested zoning.

5. Explain the suitability of the property for uses permitted by the current zoning district.

The current zoning district is for large rural residential lots which is suitable for this property, however, under that scenario, it is unlikely that it would be viable to extend sanitary sewer to the property, therefore requiring onsite sewer systems which is not desirable when there is the availability of sanitary sewer system service.

6. Explain the marketability of the property for uses permitted by the current zoning district.

The minimum lot size for the current zoning district will result in a low number of lots and not support the cost for the infrastructure required for development therefore limiting the marketability of the land.

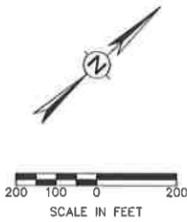
7. List any other reasons to support this zone change.

The Developer also developed Williams Creek Subdivision and expects this development to be of similar quality.

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true, correct, and complete. IF THIS APPLICATION IS FILED BY ANYONE OTHER THAN THE OWNER OF THE PROPERTY, this application must be accompanied by a power of attorney statement from the owner. If there is more than one owner, all owners must sign the application or the power of attorney. If the owner is a company, the application must be accompanied by proof of authority for the company's representative to sign the application on its behalf.

Janet Johnson
Signature and title
General Partner

July 8, 2014
Date



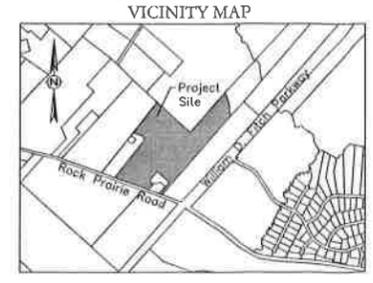
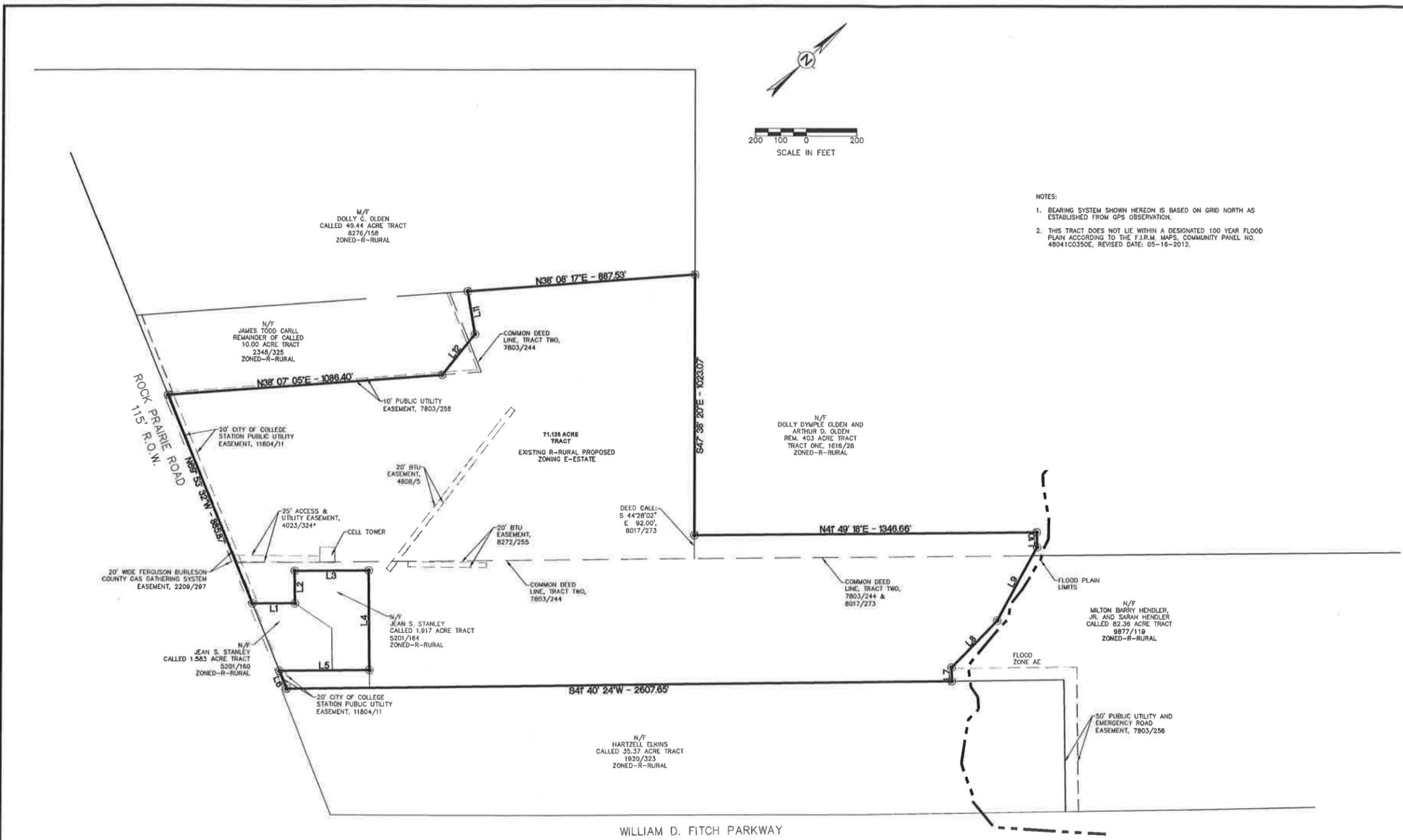
LEGEND

	PROPERTY BOUNDARY
	PUBLIC UTILITY EASEMENT
	ADJACENT PROPERTY
	GAS PIPELINE EASEMENT
	DEED LINE
	APPROXIMATE FLOOD PLAIN LIMITS

NOTES:
 1. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 2. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0355E, REVISED DATE: 05-16-2012.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	168.35'	S41° 50' 39.00"W
L2	127.62'	S48° 06' 36.35"E
L3	291.68'	S41° 53' 19.65"W
L4	391.83'	N48° 14' 27.68"W
L5	354.80'	N41° 40' 23.70"E
L6	75.27'	N69° 53' 32.00"W
L7	53.86'	S48° 19' 36.09"E
L8	256.80'	S3° 27' 51.02"E
L9	329.68'	S18° 59' 20.81"E
L10	58.14'	S48° 54' 08.68"E
L11	170.33'	S57° 18' 28.09"W
L12	204.67'	N8° 48' 48.96"W



ZONING MAP

71.136ACRES
WILLIAMS LAKE SUBDIVISION
COLLEGE STATION, TEXAS
 EXISTING ZONING
 R - RURAL
 PROPOSED ZONING
 E - ESTATE

THOMAS CARUTHERS LEAGUE, A-9
 COLLEGE STATION, BRAZOS COUNTY, TEXAS

SCALE: 1" = 200'

OWNER:
 Joe & Jane Johnson Land Investments, LP
 P.O. Box 800
 Coleman, TX 76834
 (979) 229-0310

APPLICANT:
 Joe & Jane Johnson
 P.O. Box 800
 Coleman, TX 76834
 (979) 229-0310

AUGUST 2014

SURVEYOR:
 Brad Kern, RPES No. 4562
 Kern Surveying, L.L.C.
 P.O. Box 209
 College Station, TX 77845
 (979) 268-3285

ENGINEER:

 TRIPLE Firm Reg. No. 12327
 2730 Longview Dr., Suite A
 College Station, TX 77845
 (979) 764-3900

14-172
 08/01/14
 1:25
 AJ